

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	124	104	- 16.1%
Closed Sales	21	15	- 28.6%	115	97	- 15.7%
Median Sales Price*	\$800,000	\$949,900	+ 18.7%	\$950,000	\$885,000	- 6.8%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	33	43	+ 30.3%	26	28	+ 7.7%
Percent of Original List Price Received*	96.7%	100.7%	+ 4.1%	101.1%	101.6%	+ 0.5%
New Listings	13	21	+ 61.5%	152	140	- 7.9%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

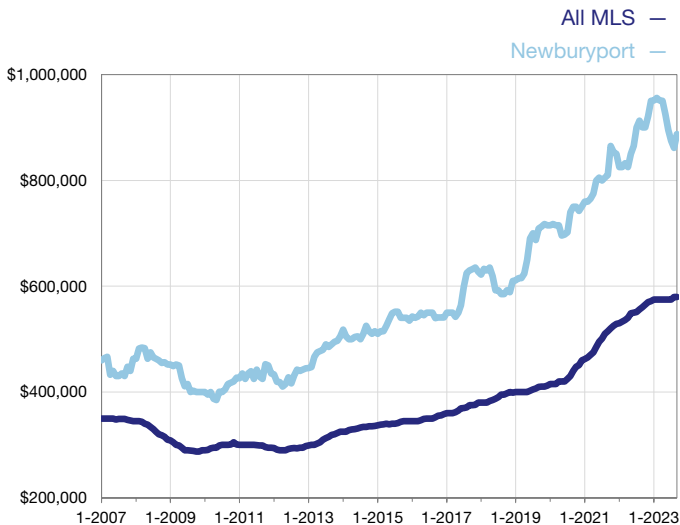
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	105	86	- 18.1%
Closed Sales	24	15	- 37.5%	114	80	- 29.8%
Median Sales Price*	\$640,000	\$665,000	+ 3.9%	\$633,750	\$634,500	+ 0.1%
Inventory of Homes for Sale	27	17	- 37.0%	--	--	--
Months Supply of Inventory	2.2	1.7	- 22.7%	--	--	--
Cumulative Days on Market Until Sale	36	32	- 11.1%	27	32	+ 18.5%
Percent of Original List Price Received*	98.8%	100.4%	+ 1.6%	102.6%	100.7%	- 1.9%
New Listings	17	16	- 5.9%	135	110	- 18.5%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

