

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newburyport

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	12	- 20.0%	139	115	- 17.3%
Closed Sales	14	6	- 57.1%	129	103	- 20.2%
Median Sales Price*	\$927,500	<b>\$1,200,000</b>	+ 29.4%	\$950,000	<b>\$890,000</b>	- 6.3%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	25	59	+ 136.0%	26	29	+ 11.5%
Percent of Original List Price Received*	103.0%	<b>102.8%</b>	- 0.2%	101.3%	<b>101.7%</b>	+ 0.4%
New Listings	21	18	- 14.3%	173	155	- 10.4%

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

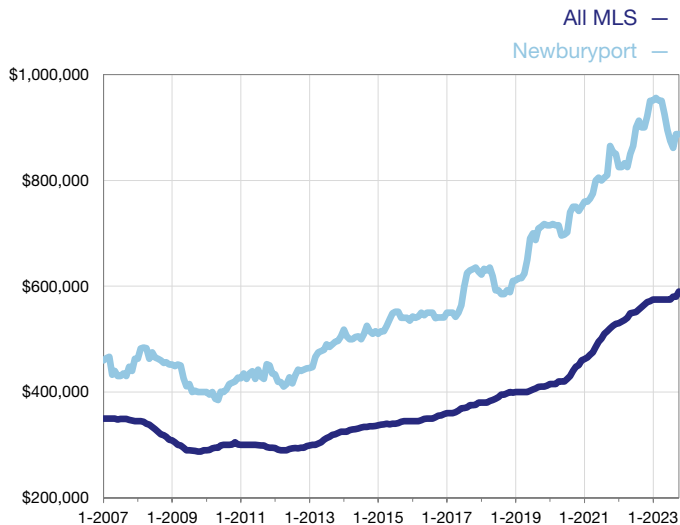
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	12	- 25.0%	121	97	- 19.8%
Closed Sales	9	9	0.0%	123	89	- 27.6%
Median Sales Price*	\$620,000	<b>\$765,000</b>	+ 23.4%	\$627,500	<b>\$640,000</b>	+ 2.0%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	36	19	- 47.2%	28	30	+ 7.1%
Percent of Original List Price Received*	99.4%	<b>101.4%</b>	+ 2.0%	102.3%	<b>100.8%</b>	- 1.5%
New Listings	11	19	+ 72.7%	146	128	- 12.3%

\* 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

