

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	13	+ 8.3%	151	128	- 15.2%
Closed Sales	15	12	- 20.0%	144	115	- 20.1%
Median Sales Price*	\$960,000	\$1,147,000	+ 19.5%	\$950,000	\$949,900	- 0.0%
Inventory of Homes for Sale	15	12	- 20.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	34	27	- 20.6%	27	29	+ 7.4%
Percent of Original List Price Received*	99.4%	106.4%	+ 7.0%	101.1%	102.1%	+ 1.0%
New Listings	3	10	+ 233.3%	176	165	- 6.3%

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

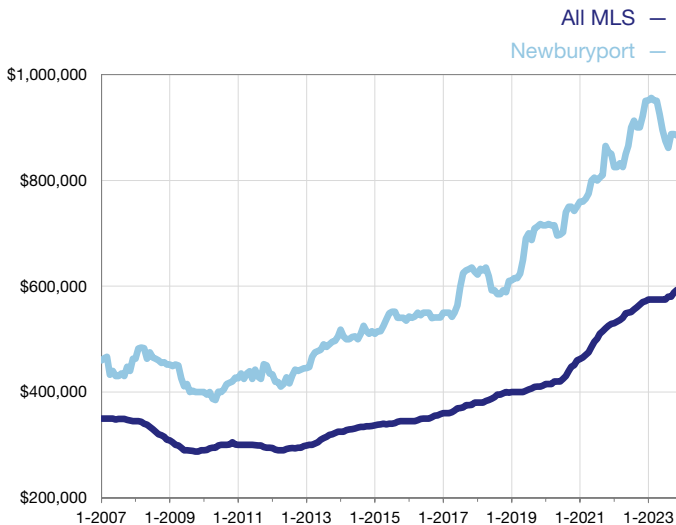
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	133	103	- 22.6%
Closed Sales	17	11	- 35.3%	140	100	- 28.6%
Median Sales Price*	\$549,900	\$560,000	+ 1.8%	\$619,500	\$634,500	+ 2.4%
Inventory of Homes for Sale	15	17	+ 13.3%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	46	32	- 30.4%	30	31	+ 3.3%
Percent of Original List Price Received*	94.6%	100.9%	+ 6.7%	101.4%	100.8%	- 0.6%
New Listings	10	7	- 30.0%	156	133	- 14.7%

* 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

