

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	10	+ 233.3%	154	136	- 11.7%
Closed Sales	12	10	- 16.7%	156	125	- 19.9%
Median Sales Price*	\$860,000	\$1,047,500	+ 21.8%	\$950,000	\$950,000	0.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	55	57	+ 3.6%	29	31	+ 6.9%
Percent of Original List Price Received*	93.8%	92.9%	- 1.0%	100.6%	101.4%	+ 0.8%
New Listings	3	7	+ 133.3%	179	172	- 3.9%

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

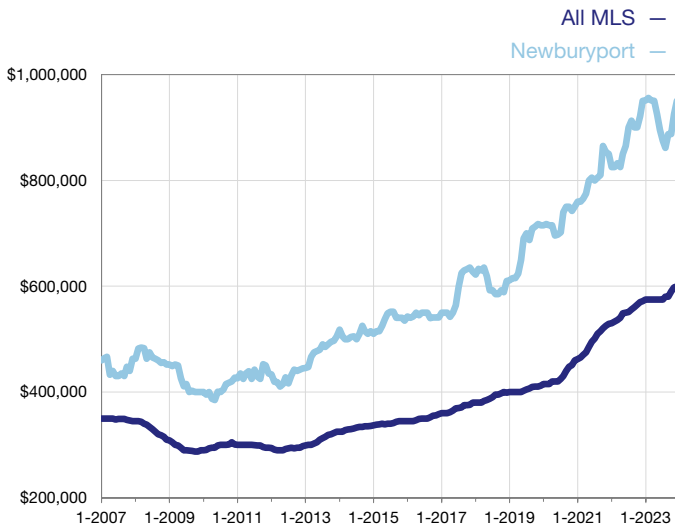
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	138	110	- 20.3%
Closed Sales	15	9	- 40.0%	155	110	- 29.0%
Median Sales Price*	\$610,000	\$549,000	- 10.0%	\$619,000	\$625,000	+ 1.0%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	46	49	+ 6.5%	31	32	+ 3.2%
Percent of Original List Price Received*	98.0%	95.3%	- 2.8%	101.1%	100.3%	- 0.8%
New Listings	2	5	+ 150.0%	158	136	- 13.9%

* 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

