

# Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newburyport

### Single-Family Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	8	+ 60.0%	5	8	+ 60.0%
Closed Sales	5	13	+ 160.0%	5	13	+ 160.0%
Median Sales Price*	\$810,000	<b>\$945,000</b>	+ 16.7%	\$810,000	<b>\$945,000</b>	+ 16.7%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	0.6	1.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	37	40	+ 8.1%	37	40	+ 8.1%
Percent of Original List Price Received*	88.8%	<b>102.1%</b>	+ 15.0%	88.8%	<b>102.1%</b>	+ 15.0%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

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

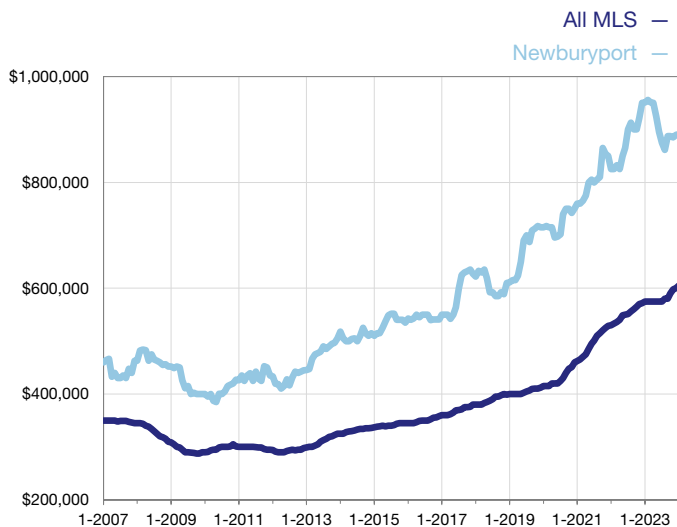
### Condominium Properties

Key Metrics	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	6	5	- 16.7%
Closed Sales	6	2	- 66.7%	6	2	- 66.7%
Median Sales Price*	\$536,000	<b>\$1,000,000</b>	+ 86.6%	\$536,000	<b>\$1,000,000</b>	+ 86.6%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	58	86	+ 48.3%	58	86	+ 48.3%
Percent of Original List Price Received*	95.2%	<b>99.1%</b>	+ 4.1%	95.2%	<b>99.1%</b>	+ 4.1%
New Listings	7	14	+ 100.0%	7	14	+ 100.0%

\* 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

