

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	11	0.0%	21	27	+ 28.6%
Closed Sales	6	7	+ 16.7%	15	25	+ 66.7%
Median Sales Price*	\$845,000	\$1,050,000	+ 24.3%	\$810,000	\$965,000	+ 19.1%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	21	22	+ 4.8%	31	34	+ 9.7%
Percent of Original List Price Received*	103.9%	104.9%	+ 1.0%	97.4%	102.7%	+ 5.4%
New Listings	18	14	- 22.2%	31	34	+ 9.7%

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

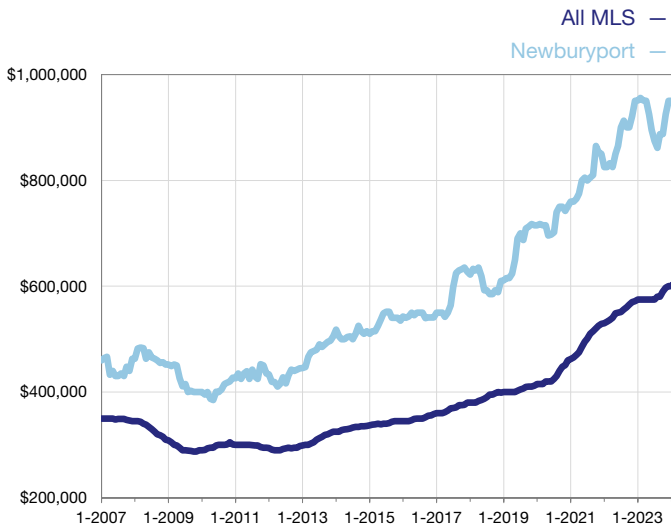
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	18	+ 200.0%	21	32	+ 52.4%
Closed Sales	7	7	0.0%	18	19	+ 5.6%
Median Sales Price*	\$575,000	\$700,000	+ 21.7%	\$608,250	\$630,000	+ 3.6%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	35	46	+ 31.4%
Percent of Original List Price Received*	99.9%	99.2%	- 0.7%	97.1%	98.2%	+ 1.1%
New Listings	13	20	+ 53.8%	33	49	+ 48.5%

* 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

