

# Newburyport

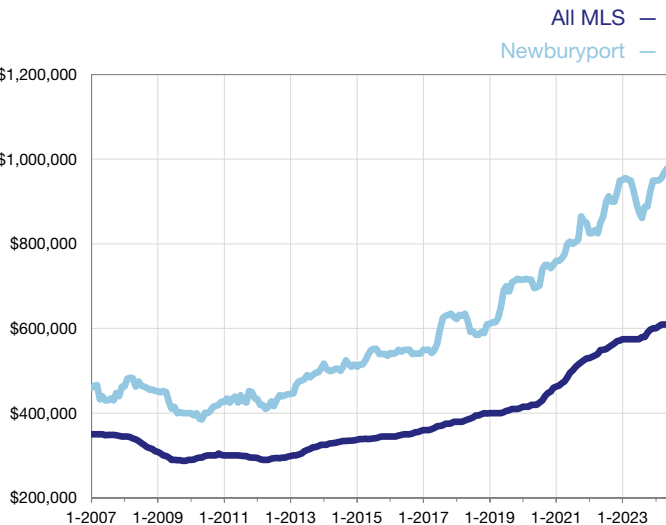
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	19	+ 18.8%	48	54	+ 12.5%
Closed Sales	11	14	+ 27.3%	33	45	+ 36.4%
Median Sales Price*	\$925,000	\$1,297,875	+ 40.3%	\$808,000	\$999,999	+ 23.8%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--
Cumulative Days on Market Until Sale	17	22	+ 29.4%	24	30	+ 25.0%
Percent of Original List Price Received*	113.8%	99.8%	- 12.3%	103.4%	101.7%	- 1.6%
New Listings	21	23	+ 9.5%	68	77	+ 13.2%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	16	+ 6.7%	49	62	+ 26.5%
Closed Sales	10	20	+ 100.0%	36	54	+ 50.0%
Median Sales Price*	\$632,500	\$662,500	+ 4.7%	\$596,250	\$647,450	+ 8.6%
Inventory of Homes for Sale	10	23	+ 130.0%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 144.4%	--	--	--
Cumulative Days on Market Until Sale	18	35	+ 94.4%	39	39	0.0%
Percent of Original List Price Received*	104.0%	101.2%	- 2.7%	100.0%	99.7%	- 0.3%
New Listings	13	22	+ 69.2%	60	87	+ 45.0%

\* 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

