

Newburyport

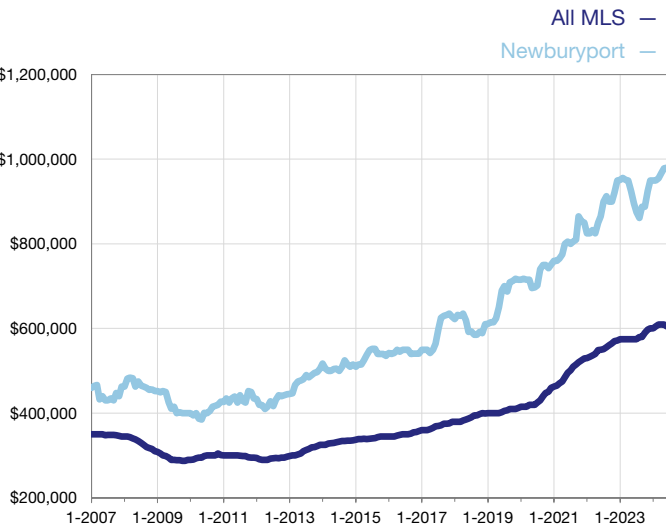
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	14	- 22.2%	66	65	- 1.5%
Closed Sales	12	17	+ 41.7%	45	62	+ 37.8%
Median Sales Price*	\$922,500	\$1,120,000	+ 21.4%	\$829,000	\$1,037,500	+ 25.2%
Inventory of Homes for Sale	23	28	+ 21.7%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--
Cumulative Days on Market Until Sale	31	32	+ 3.2%	26	31	+ 19.2%
Percent of Original List Price Received*	99.5%	101.5%	+ 2.0%	102.3%	101.7%	- 0.6%
New Listings	21	19	- 9.5%	89	94	+ 5.6%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	17	+ 70.0%	59	78	+ 32.2%
Closed Sales	13	9	- 30.8%	49	63	+ 28.6%
Median Sales Price*	\$678,000	\$710,000	+ 4.7%	\$625,000	\$650,000	+ 4.0%
Inventory of Homes for Sale	10	22	+ 120.0%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--
Cumulative Days on Market Until Sale	17	53	+ 211.8%	33	41	+ 24.2%
Percent of Original List Price Received*	100.4%	98.2%	- 2.2%	100.1%	99.4%	- 0.7%
New Listings	11	20	+ 81.8%	71	104	+ 46.5%

* 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

