

Newburyport

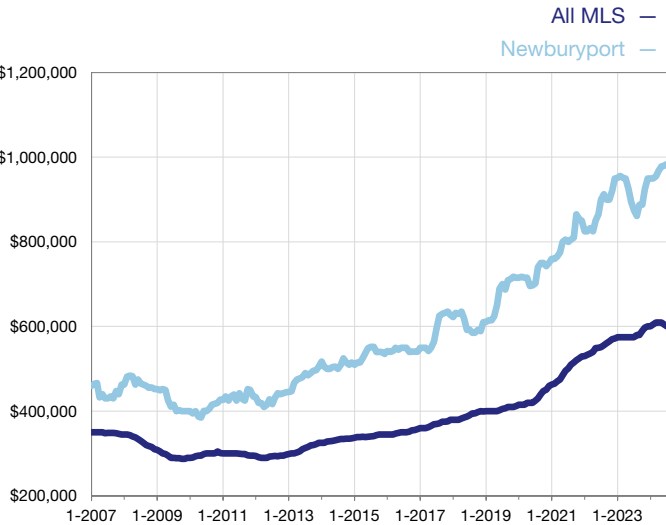
Single-Family Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	16	+ 45.5%	77	78	+ 1.3%
Closed Sales	20	12	- 40.0%	65	74	+ 13.8%
Median Sales Price*	\$864,450	\$1,225,000	+ 41.7%	\$836,900	\$1,062,500	+ 27.0%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--
Cumulative Days on Market Until Sale	23	36	+ 56.5%	25	32	+ 28.0%
Percent of Original List Price Received*	100.7%	101.1%	+ 0.4%	101.8%	101.6%	- 0.2%
New Listings	18	18	0.0%	107	109	+ 1.9%

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

Condominium Properties				Year to Date		
Key Metrics	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	17	+ 183.3%	65	91	+ 40.0%
Closed Sales	6	19	+ 216.7%	55	82	+ 49.1%
Median Sales Price*	\$492,850	\$590,000	+ 19.7%	\$605,000	\$642,000	+ 6.1%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	32	39	+ 21.9%
Percent of Original List Price Received*	101.8%	101.3%	- 0.5%	100.3%	99.8%	- 0.5%
New Listings	11	13	+ 18.2%	82	118	+ 43.9%

* 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

