

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	15	19	+ 26.7%	92	94	+ 2.2%
Closed Sales	17	14	- 17.6%	82	88	+ 7.3%
Median Sales Price*	\$1,025,000	\$1,127,000	+ 10.0%	\$875,000	\$1,065,000	+ 21.7%
Inventory of Homes for Sale	18	25	+ 38.9%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--
Cumulative Days on Market Until Sale	23	56	+ 143.5%	25	35	+ 40.0%
Percent of Original List Price Received*	101.4%	91.8%	- 9.5%	101.7%	100.0%	- 1.7%
New Listings	12	17	+ 41.7%	120	125	+ 4.2%

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

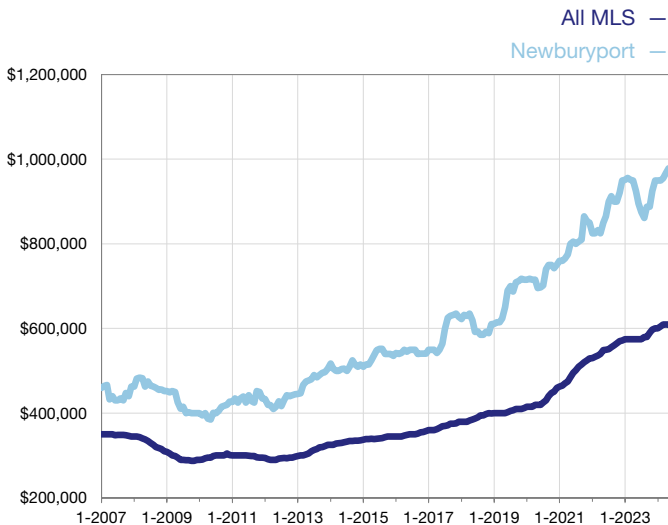
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	9	- 18.2%	76	98	+ 28.9%
Closed Sales	10	13	+ 30.0%	65	95	+ 46.2%
Median Sales Price*	\$785,250	\$649,900	- 17.2%	\$625,000	\$645,000	+ 3.2%
Inventory of Homes for Sale	14	18	+ 28.6%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	29	41	+ 41.4%	32	39	+ 21.9%
Percent of Original List Price Received*	103.7%	99.4%	- 4.1%	100.8%	99.8%	- 1.0%
New Listings	12	9	- 25.0%	94	126	+ 34.0%

* 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

