

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

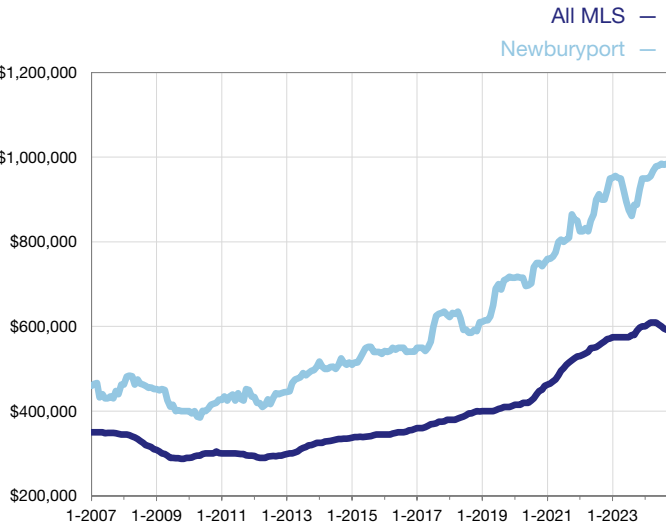
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	15	+ 50.0%	102	107	+ 4.9%
Closed Sales	15	12	- 20.0%	97	100	+ 3.1%
Median Sales Price*	\$949,900	\$1,212,500	+ 27.6%	\$885,000	\$1,087,500	+ 22.9%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	43	26	- 39.5%	28	34	+ 21.4%
Percent of Original List Price Received*	100.7%	100.9%	+ 0.2%	101.6%	100.1%	- 1.5%
New Listings	19	22	+ 15.8%	139	147	+ 5.8%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	22	+ 144.4%	85	118	+ 38.8%
Closed Sales	15	5	- 66.7%	80	100	+ 25.0%
Median Sales Price*	\$665,000	\$888,000	+ 33.5%	\$634,500	\$649,900	+ 2.4%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	32	39	+ 21.9%	32	39	+ 21.9%
Percent of Original List Price Received*	100.4%	97.2%	- 3.2%	100.7%	99.7%	- 1.0%
New Listings	14	26	+ 85.7%	108	151	+ 39.8%

* 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

