

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newburyport

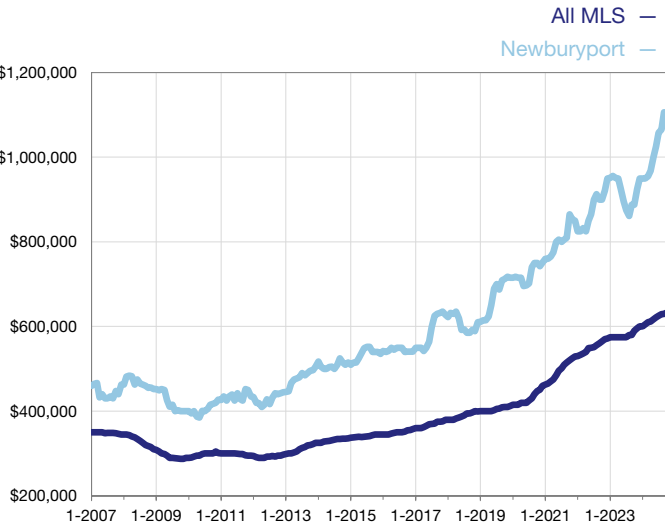
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	17	+ 41.7%	114	119	+ 4.4%
Closed Sales	6	14	+ 133.3%	103	114	+ 10.7%
Median Sales Price*	\$1,200,000	\$1,056,250	- 12.0%	\$890,000	\$1,087,500	+ 22.2%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	59	48	- 18.6%	29	36	+ 24.1%
Percent of Original List Price Received*	102.8%	96.3%	- 6.3%	101.7%	99.7%	- 2.0%
New Listings	18	16	- 11.1%	157	162	+ 3.2%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	16	+ 45.5%	96	133	+ 38.5%
Closed Sales	10	23	+ 130.0%	90	123	+ 36.7%
Median Sales Price*	\$670,000	\$705,000	+ 5.2%	\$634,500	\$650,000	+ 2.4%
Inventory of Homes for Sale	19	18	- 5.3%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	21	30	+ 42.9%	31	37	+ 19.4%
Percent of Original List Price Received*	100.7%	99.9%	- 0.8%	100.7%	99.7%	- 1.0%
New Listings	18	17	- 5.6%	126	166	+ 31.7%

\* 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

