

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

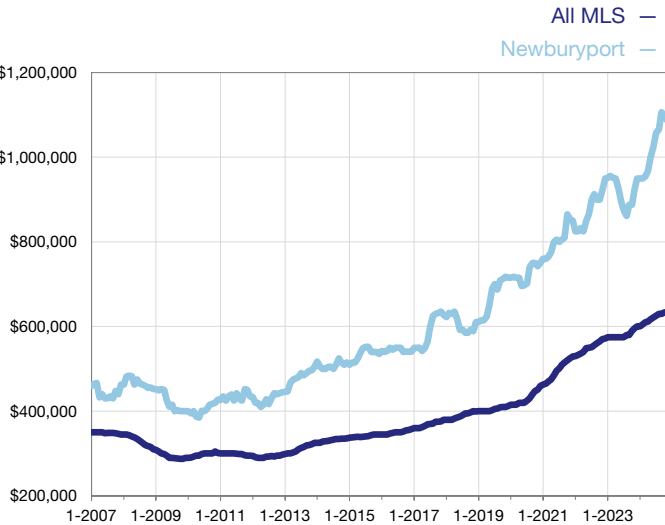
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	6	- 45.5%	125	123	- 1.6%
Closed Sales	12	11	- 8.3%	115	125	+ 8.7%
Median Sales Price*	\$1,147,000	\$1,175,000	+ 2.4%	\$949,900	\$1,100,000	+ 15.8%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	27	60	+ 122.2%	29	38	+ 31.0%
Percent of Original List Price Received*	106.4%	94.8%	- 10.9%	102.1%	99.2%	- 2.8%
New Listings	9	9	0.0%	166	169	+ 1.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	103	140	+ 35.9%
Closed Sales	11	9	- 18.2%	101	132	+ 30.7%
Median Sales Price*	\$560,000	\$770,000	+ 37.5%	\$629,000	\$667,500	+ 6.1%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	32	33	+ 3.1%	31	37	+ 19.4%
Percent of Original List Price Received*	100.9%	106.7%	+ 5.7%	100.7%	100.2%	- 0.5%
New Listings	5	8	+ 60.0%	131	173	+ 32.1%

* 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

