

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

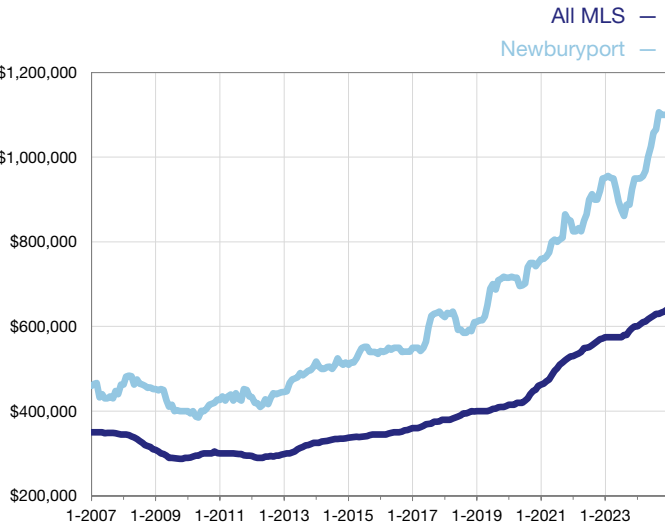
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	133	132	- 0.8%
Closed Sales	10	5	- 50.0%	125	130	+ 4.0%
Median Sales Price*	\$1,047,500	\$1,160,000	+ 10.7%	\$950,000	\$1,100,000	+ 15.8%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	57	54	- 5.3%	31	39	+ 25.8%
Percent of Original List Price Received*	92.9%	95.3%	+ 2.6%	101.4%	99.1%	- 2.3%
New Listings	7	5	- 28.6%	173	173	0.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	111	151	+ 36.0%
Closed Sales	9	12	+ 33.3%	110	144	+ 30.9%
Median Sales Price*	\$549,000	\$745,000	+ 35.7%	\$625,000	\$672,500	+ 7.6%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	49	44	- 10.2%	32	38	+ 18.8%
Percent of Original List Price Received*	95.3%	95.6%	+ 0.3%	100.3%	99.8%	- 0.5%
New Listings	5	8	+ 60.0%	136	182	+ 33.8%

* 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

