

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

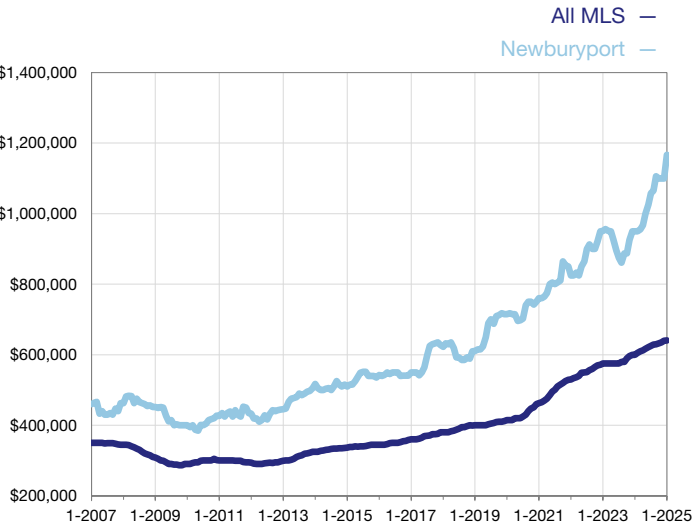
Single-Family Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				7	10	+ 42.9%	7	10	+ 42.9%
Closed Sales				13	7	- 46.2%	13	7	- 46.2%
Median Sales Price*				\$945,000	\$1,255,000	+ 32.8%	\$945,000	\$1,255,000	+ 32.8%
Inventory of Homes for Sale				17	10	- 41.2%	--	--	--
Months Supply of Inventory				1.5	0.9	- 40.0%	--	--	--
Cumulative Days on Market Until Sale				40	71	+ 77.5%	40	71	+ 77.5%
Percent of Original List Price Received*				102.1%	96.2%	- 5.8%	102.1%	96.2%	- 5.8%
New Listings				8	9	+ 12.5%	8	9	+ 12.5%

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

Condominium Properties				January			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				5	14	+ 180.0%	5	14	+ 180.0%
Closed Sales				2	11	+ 450.0%	2	11	+ 450.0%
Median Sales Price*				\$1,000,000	\$840,000	- 16.0%	\$1,000,000	\$840,000	- 16.0%
Inventory of Homes for Sale				15	12	- 20.0%	--	--	--
Months Supply of Inventory				1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale				86	61	- 29.1%	86	61	- 29.1%
Percent of Original List Price Received*				99.1%	96.4%	- 2.7%	99.1%	96.4%	- 2.7%
New Listings				13	18	+ 38.5%	13	18	+ 38.5%

* 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

