

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newburyport

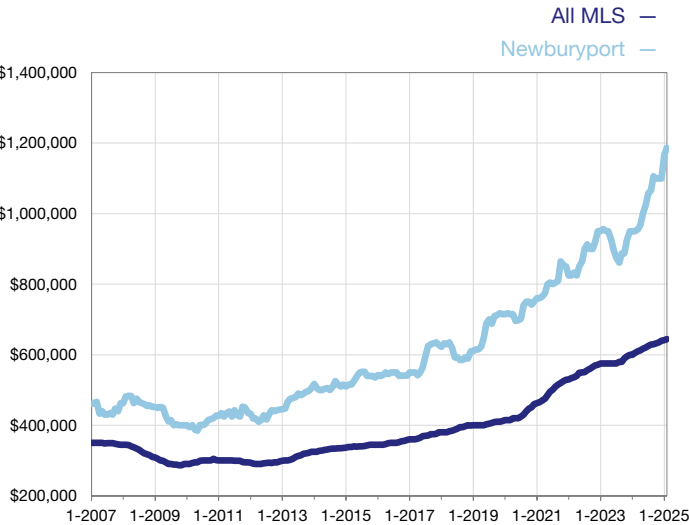
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	4	- 60.0%	17	13	- 23.5%
Closed Sales	5	9	+ 80.0%	18	16	- 11.1%
Median Sales Price*	\$965,000	\$1,100,000	+ 14.0%	\$957,500	\$1,166,000	+ 21.8%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 2.8%	39	52	+ 33.3%
Percent of Original List Price Received*	101.2%	100.9%	- 0.3%	101.9%	98.8%	- 3.0%
New Listings	12	4	- 66.7%	20	12	- 40.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	6	- 25.0%	13	17	+ 30.8%
Closed Sales	10	9	- 10.0%	12	20	+ 66.7%
Median Sales Price*	\$575,000	\$611,000	+ 6.3%	\$627,500	\$660,000	+ 5.2%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	53	69	+ 30.2%	58	65	+ 12.1%
Percent of Original List Price Received*	97.4%	98.1%	+ 0.7%	97.7%	97.2%	- 0.5%
New Listings	16	12	- 25.0%	29	31	+ 6.9%

\* 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

