

Newburyport

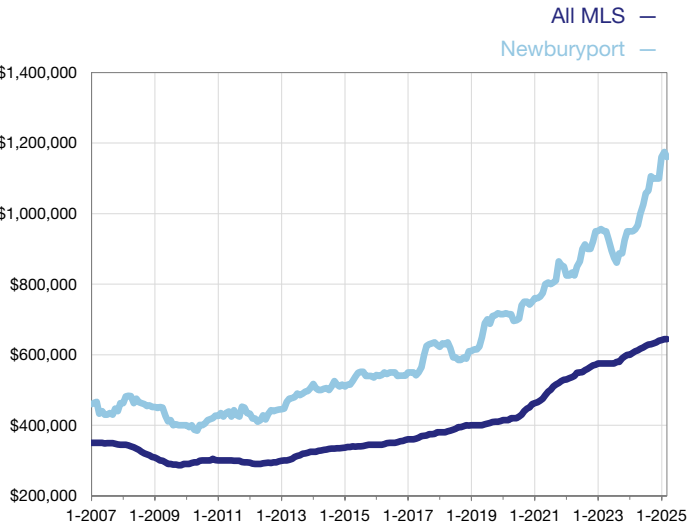
Single-Family Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	25	22	- 12.0%
Closed Sales	7	7	0.0%	25	23	- 8.0%
Median Sales Price*	\$1,050,000	\$785,000	- 25.2%	\$965,000	\$970,000	+ 0.5%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	65	+ 195.5%	34	56	+ 64.7%
Percent of Original List Price Received*	104.9%	94.3%	- 10.1%	102.7%	97.5%	- 5.1%
New Listings	12	17	+ 41.7%	32	29	- 9.4%

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

Condominium Properties	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	15	- 6.3%	29	30	+ 3.4%
Closed Sales	7	6	- 14.3%	19	26	+ 36.8%
Median Sales Price*	\$700,000	\$1,212,000	+ 73.1%	\$630,000	\$674,950	+ 7.1%
Inventory of Homes for Sale	24	16	- 33.3%	--	--	--
Months Supply of Inventory	2.4	1.3	- 45.8%	--	--	--
Cumulative Days on Market Until Sale	26	57	+ 119.2%	46	63	+ 37.0%
Percent of Original List Price Received*	99.2%	101.9%	+ 2.7%	98.2%	98.3%	+ 0.1%
New Listings	20	12	- 40.0%	49	43	- 12.2%

* 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

