

Newburyport

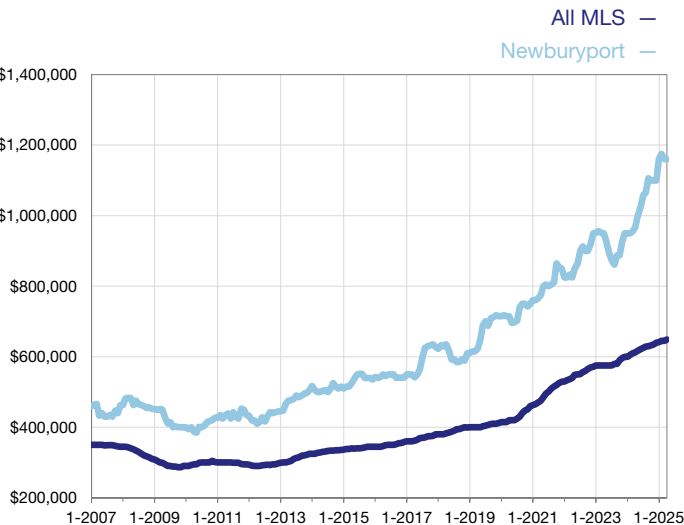
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	13	+ 18.2%	36	34	- 5.6%
Closed Sales	6	5	- 16.7%	31	28	- 9.7%
Median Sales Price*	\$925,000	\$1,215,000	+ 31.4%	\$965,000	\$1,055,000	+ 9.3%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	33	55	+ 66.7%	34	56	+ 64.7%
Percent of Original List Price Received*	102.1%	100.6%	- 1.5%	102.6%	98.0%	- 4.5%
New Listings	21	24	+ 14.3%	53	53	0.0%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	17	14	- 17.6%	46	42	- 8.7%
Closed Sales	15	9	- 40.0%	34	35	+ 2.9%
Median Sales Price*	\$600,000	\$510,000	- 15.0%	\$627,500	\$635,000	+ 1.2%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	37	36	- 2.7%	42	56	+ 33.3%
Percent of Original List Price Received*	99.4%	100.8%	+ 1.4%	98.7%	98.9%	+ 0.2%
New Listings	17	20	+ 17.6%	66	63	- 4.5%

* 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

