

# Newburyport

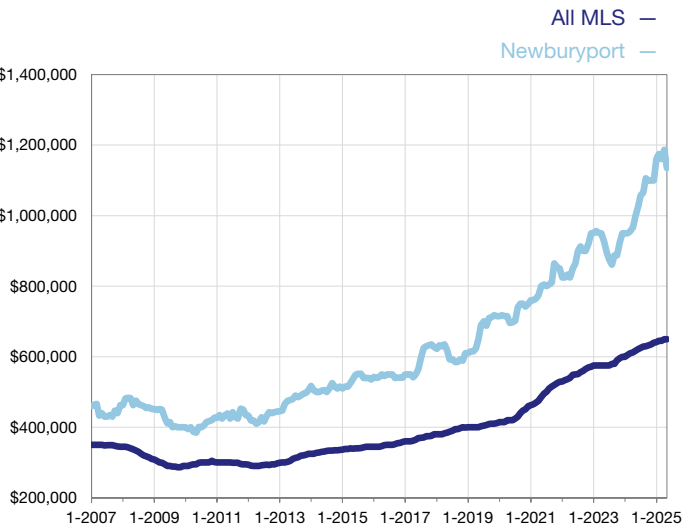
| Single-Family Properties                 | May         |             |         | Year to Date |             |         |
|--|-------------|-------------|---------|--------------|-------------|---------|
|  | 2024        | 2025        | + / –   | 2024         | 2025        | + / –   |
| Key Metrics                              |             |             |         |              |             |         |
| Pending Sales                            | 16          | 23          | + 43.8% | 52           | 55          | + 5.8%  |
| Closed Sales                             | 14          | 20          | + 42.9% | 45           | 48          | + 6.7%  |
| Median Sales Price*                      | \$1,297,875 | \$1,093,750 | - 15.7% | \$999,999    | \$1,093,750 | + 9.4%  |
| Inventory of Homes for Sale              | 27          | 28          | + 3.7%  | --           | --          | --      |
| Months Supply of Inventory               | 2.4         | 2.5         | + 4.2%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 22          | 35          | + 59.1% | 30           | 47          | + 56.7% |
| Percent of Original List Price Received* | 99.8%       | 95.9%       | - 3.9%  | 101.7%       | 97.1%       | - 4.5%  |
| New Listings                             | 19          | 24          | + 26.3% | 72           | 77          | + 6.9%  |

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

| Condominium Properties                   | May       |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2024      | 2025      | + / –   | 2024         | 2025      | + / –   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 14        | 9         | - 35.7% | 60           | 50        | - 16.7% |
| Closed Sales                             | 20        | 17        | - 15.0% | 54           | 52        | - 3.7%  |
| Median Sales Price*                      | \$662,500 | \$660,000 | - 0.4%  | \$647,450    | \$652,500 | + 0.8%  |
| Inventory of Homes for Sale              | 24        | 22        | - 8.3%  | --           | --        | --      |
| Months Supply of Inventory               | 2.4       | 1.9       | - 20.8% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 35        | 34        | - 2.9%  | 39           | 49        | + 25.6% |
| Percent of Original List Price Received* | 101.1%    | 99.4%     | - 1.7%  | 99.6%        | 99.1%     | - 0.5%  |
| New Listings                             | 19        | 18        | - 5.3%  | 85           | 80        | - 5.9%  |

\* 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

