

Newburyport

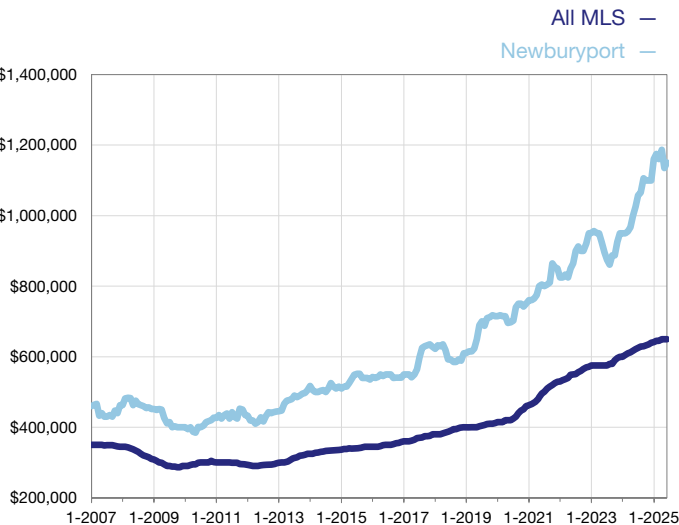
| Single-Family Properties | June | | | Year to Date | | |
|--|-------------|-------------|---------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 11 | 16 | + 45.5% | 63 | 70 | + 11.1% |
| Closed Sales | 17 | 13 | - 23.5% | 62 | 62 | 0.0% |
| Median Sales Price* | \$1,120,000 | \$1,499,000 | + 33.8% | \$1,037,500 | \$1,105,000 | + 6.5% |
| Inventory of Homes for Sale | 32 | 20 | - 37.5% | -- | -- | -- |
| Months Supply of Inventory | 3.0 | 1.7 | - 43.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 32 | 36 | + 12.5% | 31 | 45 | + 45.2% |
| Percent of Original List Price Received* | 101.5% | 99.7% | - 1.8% | 101.7% | 97.5% | - 4.1% |
| New Listings | 18 | 12 | - 33.3% | 90 | 88 | - 2.2% |

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

| Condominium Properties | June | | | Year to Date | | |
|--|-----------|-------------|---------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 14 | 8 | - 42.9% | 74 | 57 | - 23.0% |
| Closed Sales | 9 | 11 | + 22.2% | 63 | 63 | 0.0% |
| Median Sales Price* | \$710,000 | \$1,015,000 | + 43.0% | \$650,000 | \$679,900 | + 4.6% |
| Inventory of Homes for Sale | 27 | 32 | + 18.5% | -- | -- | -- |
| Months Supply of Inventory | 2.6 | 2.9 | + 11.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 53 | 27 | - 49.1% | 41 | 45 | + 9.8% |
| Percent of Original List Price Received* | 98.2% | 98.7% | + 0.5% | 99.4% | 99.0% | - 0.4% |
| New Listings | 20 | 19 | - 5.0% | 105 | 98 | - 6.7% |

* 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

