

Newburyport

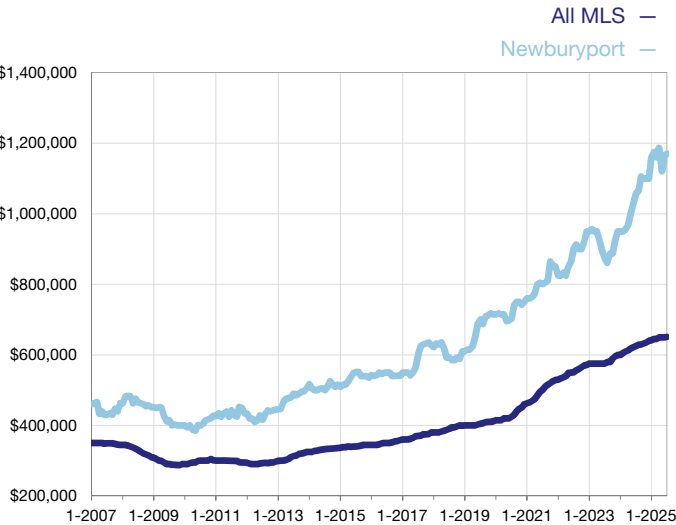
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	75	80	+ 6.7%
Closed Sales	12	13	+ 8.3%	74	76	+ 2.7%
Median Sales Price*	\$1,225,000	\$1,500,000	+ 22.4%	\$1,062,500	\$1,172,500	+ 10.4%
Inventory of Homes for Sale	33	23	- 30.3%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	36	20	- 44.4%	32	41	+ 28.1%
Percent of Original List Price Received*	101.1%	101.6%	+ 0.5%	101.6%	98.3%	- 3.2%
New Listings	17	16	- 5.9%	107	103	- 3.7%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	12	- 20.0%	89	69	- 22.5%
Closed Sales	19	7	- 63.2%	82	70	- 14.6%
Median Sales Price*	\$590,000	\$799,000	+ 35.4%	\$642,000	\$682,450	+ 6.3%
Inventory of Homes for Sale	19	26	+ 36.8%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 13.8%	39	43	+ 10.3%
Percent of Original List Price Received*	101.3%	97.0%	- 4.2%	99.8%	98.8%	- 1.0%
New Listings	11	11	0.0%	116	109	- 6.0%

* 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

