

# Local Market Update – December 2025

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## Newburyport

### Single-Family Properties

| Key Metrics                              | December    |             |          | Year to Date |             |         |
|--|-------------|-------------|----------|--------------|-------------|---------|
|  | 2024        | 2025        | + / -    | 2024         | 2025        | + / -   |
| Pending Sales                            | 8           | 8           | 0.0%     | 131          | 138         | + 5.3%  |
| Closed Sales                             | 5           | 12          | + 140.0% | 131          | 141         | + 7.6%  |
| Median Sales Price*                      | \$1,160,000 | \$1,090,000 | - 6.0%   | \$1,100,000  | \$1,190,000 | + 8.2%  |
| Inventory of Homes for Sale              | 16          | 12          | - 25.0%  | --           | --          | --      |
| Months Supply of Inventory               | 1.5         | 1.0         | - 33.3%  | --           | --          | --      |
| Cumulative Days on Market Until Sale     | 54          | 36          | - 33.3%  | 40           | 45          | + 12.5% |
| Percent of Original List Price Received* | 95.3%       | 98.0%       | + 2.8%   | 99.0%        | 98.2%       | - 0.8%  |
| New Listings                             | 5           | 6           | + 20.0%  | 173          | 173         | 0.0%    |

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

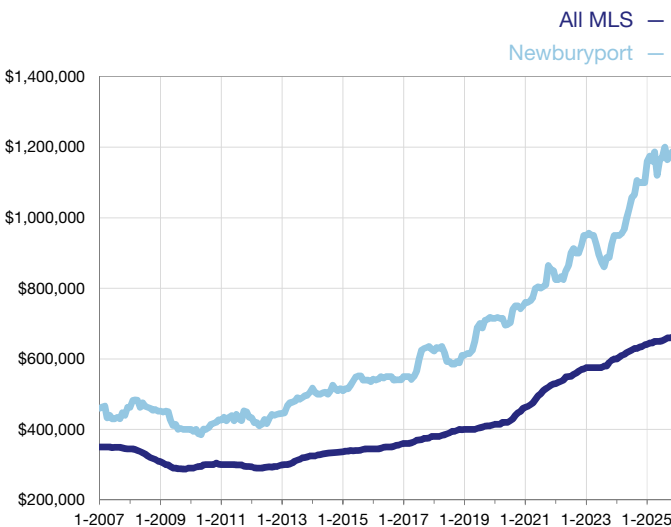
### Condominium Properties

| Key Metrics                              | December  |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2024      | 2025      | + / -   | 2024         | 2025      | + / -   |
| Pending Sales                            | 11        | 4         | - 63.6% | 149          | 118       | - 20.8% |
| Closed Sales                             | 12        | 8         | - 33.3% | 144          | 121       | - 16.0% |
| Median Sales Price*                      | \$745,000 | \$675,000 | - 9.4%  | \$672,500    | \$700,000 | + 4.1%  |
| Inventory of Homes for Sale              | 14        | 9         | - 35.7% | --           | --        | --      |
| Months Supply of Inventory               | 1.1       | 0.9       | - 18.2% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 44        | 59        | + 34.1% | 38           | 43        | + 13.2% |
| Percent of Original List Price Received* | 95.6%     | 95.4%     | - 0.2%  | 99.8%        | 97.9%     | - 1.9%  |
| New Listings                             | 8         | 2         | - 75.0% | 183          | 153       | - 16.4% |

\* 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

