

# Local Market Update – January 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newburyport

### Single-Family Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	5	- 37.5%	8	5	- 37.5%
Closed Sales	7	7	0.0%	7	7	0.0%
Median Sales Price*	\$1,255,000	<b>\$850,000</b>	- 32.3%	\$1,255,000	<b>\$850,000</b>	- 32.3%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.2	<b>0.8</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	71	<b>32</b>	- 54.9%	71	<b>32</b>	- 54.9%
Percent of Original List Price Received*	96.2%	<b>98.9%</b>	+ 2.8%	96.2%	<b>98.9%</b>	+ 2.8%
New Listings	8	3	- 62.5%	8	3	- 62.5%

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

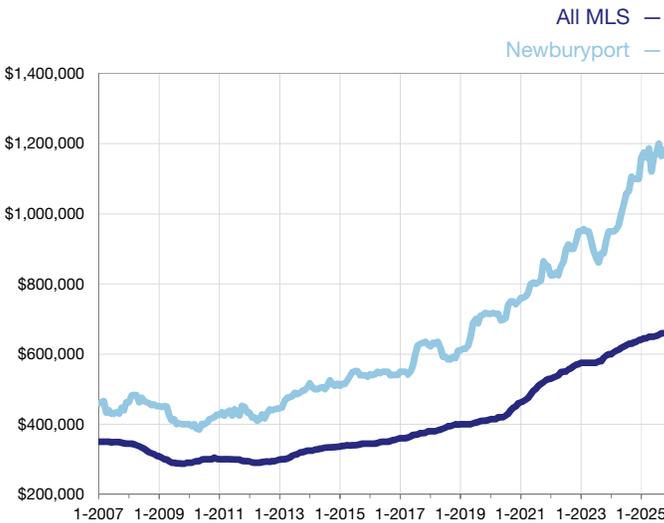
### Condominium Properties

Key Metrics	January			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	5	- 50.0%	10	5	- 50.0%
Closed Sales	11	4	- 63.6%	11	4	- 63.6%
Median Sales Price*	\$840,000	<b>\$760,000</b>	- 9.5%	\$840,000	<b>\$760,000</b>	- 9.5%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.3	<b>1.3</b>	0.0%	--	--	--
Cumulative Days on Market Until Sale	61	<b>92</b>	+ 50.8%	61	<b>92</b>	+ 50.8%
Percent of Original List Price Received*	96.4%	<b>96.8%</b>	+ 0.4%	96.4%	<b>96.8%</b>	+ 0.4%
New Listings	19	11	- 42.1%	19	11	- 42.1%

\* 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

