

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	2	- 50.0%	12	6	- 50.0%
Closed Sales	9	4	- 55.6%	16	11	- 31.3%
Median Sales Price*	\$1,100,000	\$992,500	- 9.8%	\$1,166,000	\$865,000	- 25.8%
Inventory of Homes for Sale	13	11	- 15.4%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	37	37	0.0%	52	34	- 34.6%
Percent of Original List Price Received*	100.9%	101.8%	+ 0.9%	98.8%	99.9%	+ 1.1%
New Listings	4	6	+ 50.0%	12	9	- 25.0%

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

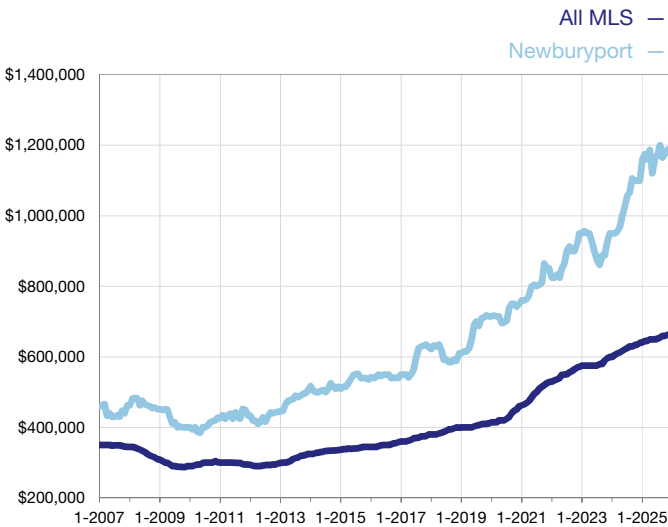
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	8	+ 60.0%	15	13	- 13.3%
Closed Sales	9	5	- 44.4%	20	9	- 55.0%
Median Sales Price*	\$611,000	\$650,000	+ 6.4%	\$660,000	\$740,000	+ 12.1%
Inventory of Homes for Sale	24	11	- 54.2%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--
Cumulative Days on Market Until Sale	69	95	+ 37.7%	65	94	+ 44.6%
Percent of Original List Price Received*	98.1%	94.2%	- 4.0%	97.2%	95.4%	- 1.9%
New Listings	12	7	- 41.7%	31	18	- 41.9%

* 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

