

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Newburyport

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	4	- 50.0%	20	10	- 50.0%
Closed Sales	7	5	- 28.6%	23	16	- 30.4%
Median Sales Price*	\$785,000	<b>\$850,000</b>	+ 8.3%	\$970,000	<b>\$857,500</b>	- 11.6%
Inventory of Homes for Sale	21	17	- 19.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	65	46	- 29.2%	56	38	- 32.1%
Percent of Original List Price Received*	94.3%	<b>94.8%</b>	+ 0.5%	97.5%	<b>98.3%</b>	+ 0.8%
New Listings	17	10	- 41.2%	29	19	- 34.5%

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

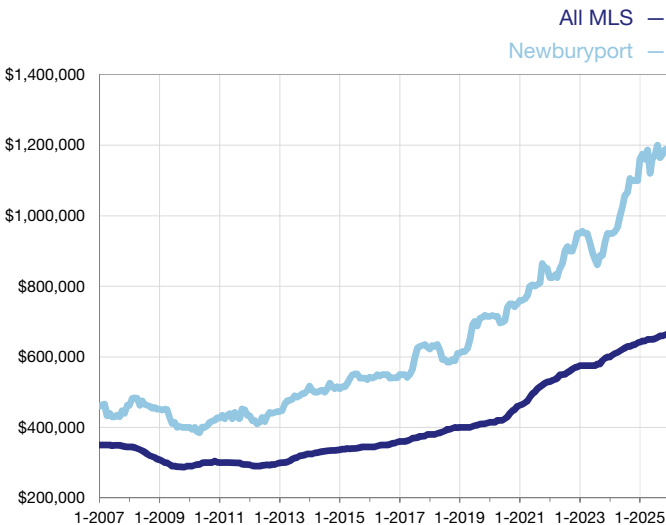
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	13	0.0%	28	24	- 14.3%
Closed Sales	6	8	+ 33.3%	26	17	- 34.6%
Median Sales Price*	\$1,212,000	<b>\$479,000</b>	- 60.5%	\$674,950	<b>\$700,000</b>	+ 3.7%
Inventory of Homes for Sale	19	15	- 21.1%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--
Cumulative Days on Market Until Sale	57	56	- 1.8%	63	76	+ 20.6%
Percent of Original List Price Received*	101.9%	<b>95.1%</b>	- 6.7%	98.3%	<b>95.3%</b>	- 3.1%
New Listings	12	14	+ 16.7%	43	33	- 23.3%

\* 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

