

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	16	+ 33.3%	32	26	- 18.8%
Closed Sales	5	5	0.0%	28	21	- 25.0%
Median Sales Price*	\$1,215,000	\$955,000	- 21.4%	\$1,055,000	\$905,000	- 14.2%
Inventory of Homes for Sale	32	22	- 31.3%	--	--	--
Months Supply of Inventory	3.0	2.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	55	44	- 20.0%	56	39	- 30.4%
Percent of Original List Price Received*	100.6%	101.6%	+ 1.0%	98.0%	99.1%	+ 1.1%
New Listings	24	22	- 8.3%	53	40	- 24.5%

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

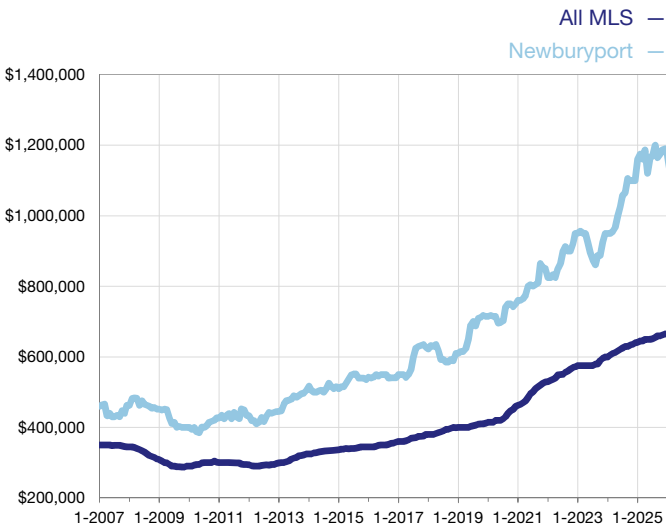
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	21	+ 61.5%	41	41	0.0%
Closed Sales	9	10	+ 11.1%	35	27	- 22.9%
Median Sales Price*	\$510,000	\$740,000	+ 45.1%	\$635,000	\$730,000	+ 15.0%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	36	28	- 22.2%	56	58	+ 3.6%
Percent of Original List Price Received*	100.8%	100.7%	- 0.1%	98.9%	97.3%	- 1.6%
New Listings	17	18	+ 5.9%	60	51	- 15.0%

* 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

