

Newburyport

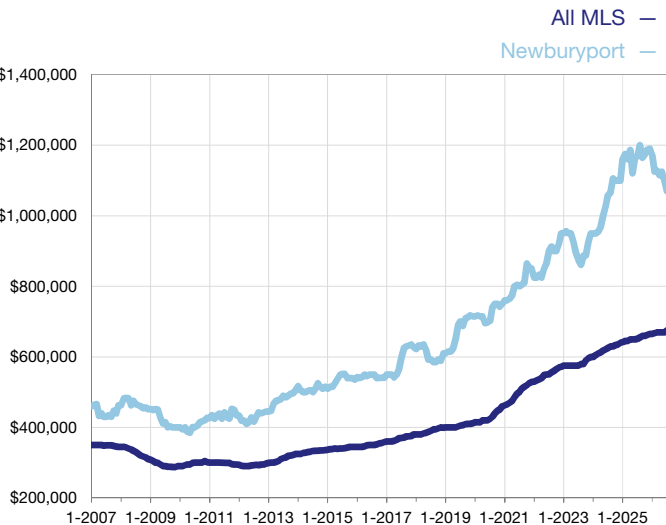
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	80	65	- 18.8%
Closed Sales	13	14	+ 7.7%	76	61	- 19.7%
Median Sales Price*	\$1,500,000	\$1,175,000	- 21.7%	\$1,172,500	\$1,030,000	- 12.2%
Inventory of Homes for Sale	24	38	+ 58.3%	--	--	--
Months Supply of Inventory	2.1	3.7	+ 76.2%	--	--	--
Cumulative Days on Market Until Sale	20	41	+ 105.0%	41	34	- 17.1%
Percent of Original List Price Received*	101.6%	95.2%	- 6.3%	98.3%	99.8%	+ 1.5%
New Listings	15	22	+ 46.7%	102	112	+ 9.8%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	68	72	+ 5.9%
Closed Sales	7	13	+ 85.7%	69	66	- 4.3%
Median Sales Price*	\$799,000	\$944,000	+ 18.1%	\$679,900	\$735,000	+ 8.1%
Inventory of Homes for Sale	29	18	- 37.9%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	25	30	+ 20.0%	43	44	+ 2.3%
Percent of Original List Price Received*	97.0%	99.3%	+ 2.4%	98.8%	99.0%	+ 0.2%
New Listings	11	14	+ 27.3%	108	96	- 11.1%

* 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

