

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

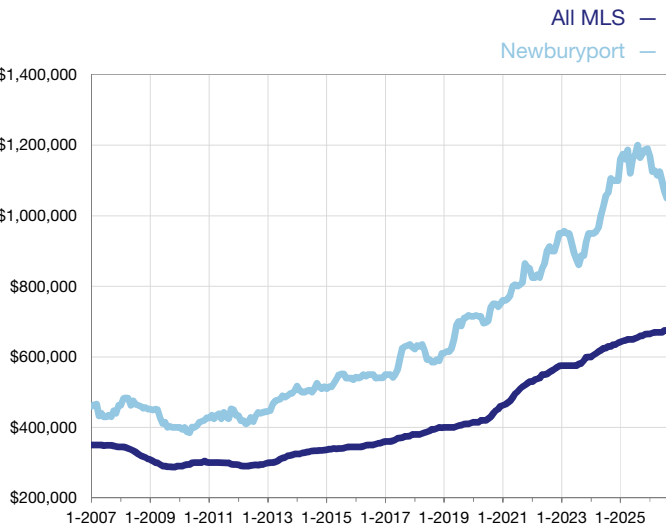
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	9	19	+ 111.1%	89	82	- 7.9%
Closed Sales	12	13	+ 8.3%	88	74	- 15.9%
Median Sales Price*	\$1,575,000	\$1,100,000	- 30.2%	\$1,223,500	\$1,040,000	- 15.0%
Inventory of Homes for Sale	26	38	+ 46.2%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--
Cumulative Days on Market Until Sale	42	33	- 21.4%	41	34	- 17.1%
Percent of Original List Price Received*	97.7%	100.6%	+ 3.0%	98.2%	99.9%	+ 1.7%
New Listings	15	22	+ 46.7%	117	132	+ 12.8%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	79	82	+ 3.8%
Closed Sales	11	6	- 45.5%	80	72	- 10.0%
Median Sales Price*	\$700,000	\$670,500	- 4.2%	\$692,500	\$727,500	+ 5.1%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	37	42	+ 13.5%	42	44	+ 4.8%
Percent of Original List Price Received*	96.3%	96.4%	+ 0.1%	98.5%	98.8%	+ 0.3%
New Listings	8	13	+ 62.5%	116	106	- 8.6%

* 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

