

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Newburyport

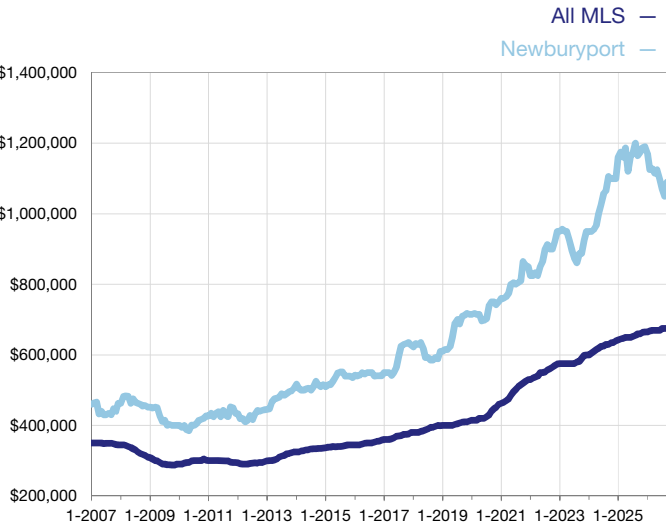
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	13	- 18.8%	105	94	- 10.5%
Closed Sales	11	12	+ 9.1%	99	86	- 13.1%
Median Sales Price*	\$934,250	\$1,374,950	+ 47.2%	\$1,175,000	\$1,050,000	- 10.6%
Inventory of Homes for Sale	29	47	+ 62.1%	--	--	--
Months Supply of Inventory	2.6	4.5	+ 73.1%	--	--	--
Cumulative Days on Market Until Sale	68	28	- 58.8%	44	33	- 25.0%
Percent of Original List Price Received*	101.4%	103.6%	+ 2.2%	98.5%	100.4%	+ 1.9%
New Listings	21	27	+ 28.6%	138	157	+ 13.8%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	8	- 33.3%	91	88	- 3.3%
Closed Sales	10	8	- 20.0%	90	80	- 11.1%
Median Sales Price*	\$709,500	\$1,047,500	+ 47.6%	\$692,500	\$760,000	+ 9.7%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--
Cumulative Days on Market Until Sale	41	26	- 36.6%	42	42	0.0%
Percent of Original List Price Received*	96.2%	99.8%	+ 3.7%	98.2%	98.9%	+ 0.7%
New Listings	14	10	- 28.6%	130	116	- 10.8%

* 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

