Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Newburyport

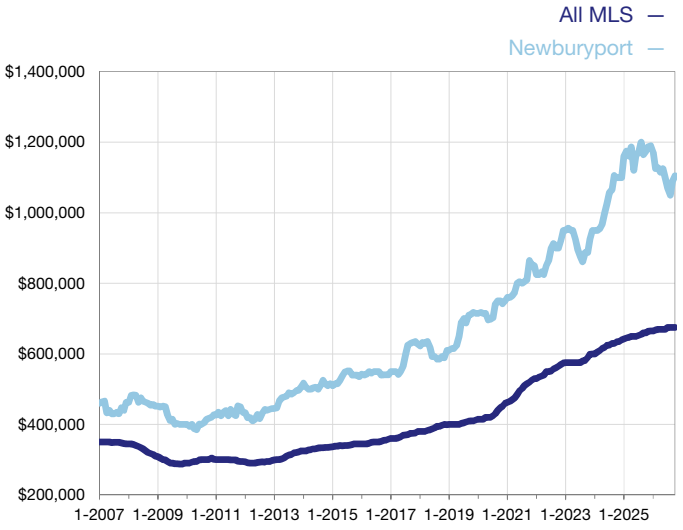
Single-Family Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	13	**17**	+ 30.8%	118	**109**	- 7.6%
Closed Sales	18	**16**	- 11.1%	117	**102**	- 12.8%
Median Sales Price*	$1,207,500	**$1,292,500**	+ 7.0%	$1,175,000	**$1,099,500**	- 6.4%
Inventory of Homes for Sale	33	**43**	+ 30.3%	--	--	--
Months Supply of Inventory	3.0	**4.0**	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	49	**47**	- 4.1%	45	**35**	- 22.2%
Percent of Original List Price Received*	98.5%	**97.4%**	- 1.1%	98.5%	**99.9%**	+ 1.4%
New Listings	18	**22**	+ 22.2%	156	**176**	+ 12.8%

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

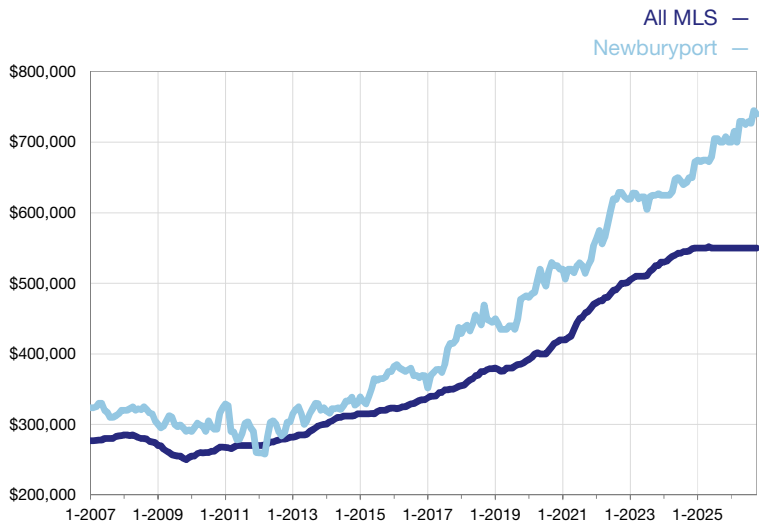
Condominium Properties	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	14	**7**	- 50.0%	105	**94**	- 10.5%
Closed Sales	10	**9**	- 10.0%	100	**89**	- 11.0%
Median Sales Price*	$657,700	**$595,000**	- 9.5%	$692,500	**$740,000**	+ 6.9%
Inventory of Homes for Sale	20	**21**	+ 5.0%	--	--	--
Months Supply of Inventory	1.9	**2.4**	+ 26.3%	--	--	--
Cumulative Days on Market Until Sale	54	**62**	+ 14.8%	43	**44**	+ 2.3%
Percent of Original List Price Received*	95.6%	**95.5%**	- 0.1%	97.9%	**98.5%**	+ 0.6%
New Listings	14	**12**	- 14.3%	144	**128**	- 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



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