

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 16.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 7.4%

Year-Over-Year
Change in
Median Sales Price
All Properties

- 62.6%

Year-Over-Year
Change in
Inventory of Homes
All Properties

Single-Family Properties

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	45	57	+ 26.7%	169	209	+ 23.7%
Closed Sales	38	36	- 5.3%	150	153	+ 2.0%
Median Sales Price*	\$558,250	\$750,500	+ 34.4%	\$547,000	\$632,500	+ 15.6%
Inventory of Homes for Sale	141	51	- 63.8%	--	--	--
Months Supply of Inventory	2.2	0.8	- 61.6%	--	--	--
Cumulative Days on Market Until Sale	48	20	- 59.1%	63	38	- 40.3%
Percent of Original List Price Received*	98.3%	103.7%	+ 5.4%	96.7%	101.7%	+ 5.2%
New Listings	77	71	- 7.8%	264	233	- 11.7%

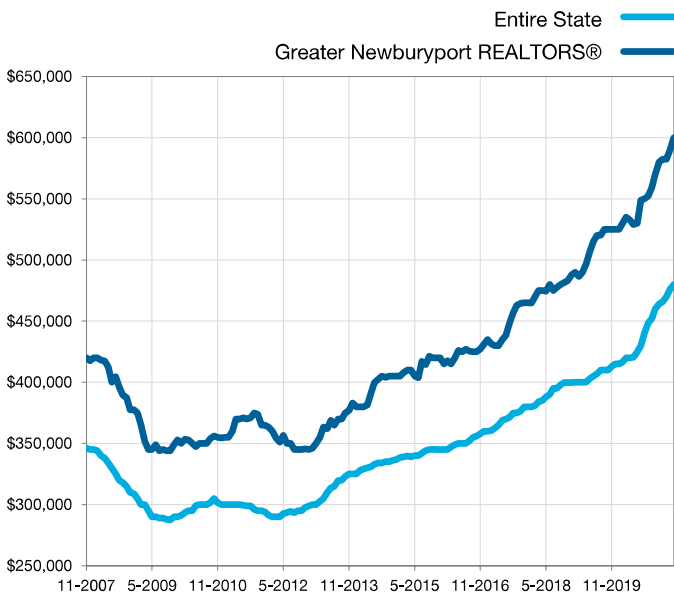
Condominium Properties

	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	23	64	+ 178.3%	104	177	+ 70.2%
Closed Sales	27	40	+ 48.1%	98	137	+ 39.8%
Median Sales Price*	\$421,000	\$424,000	+ 0.7%	\$386,450	\$422,000	+ 9.2%
Inventory of Homes for Sale	65	26	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	56	36	- 35.0%	60	42	- 30.7%
Percent of Original List Price Received*	99.0%	102.4%	+ 3.5%	98.8%	100.8%	+ 2.0%
New Listings	36	64	+ 77.8%	149	185	+ 24.2%

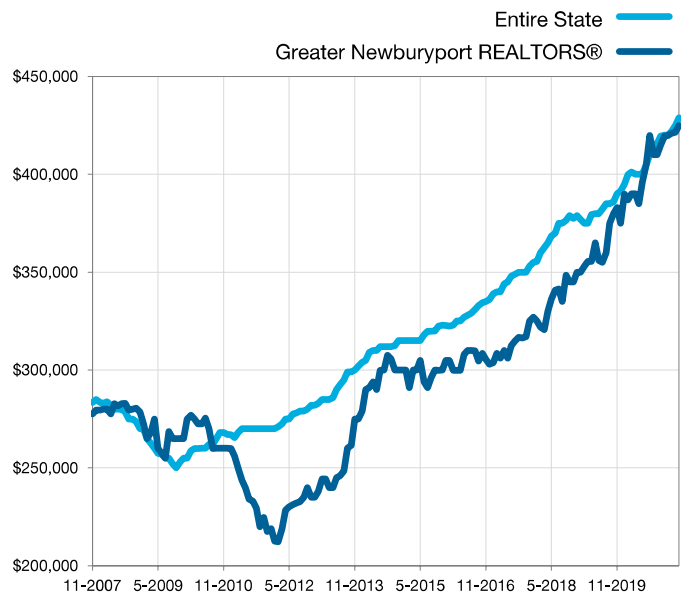
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price BASED ON A ROLLING 12-MONTH AVERAGE

Single-Family Properties



Condominium Properties



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.