

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 32.4%

Year-Over-Year
Change in
Closed Sales
All Properties

- 3.2%

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

- 23.8%

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

Single-Family Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	52	45	- 13.5%	149	136	- 8.7%
Closed Sales	36	26	- 27.8%	111	102	- 8.1%
Median Sales Price*	\$681,250	\$700,000	+ 2.8%	\$675,000	\$725,000	+ 7.4%
Inventory of Homes for Sale	80	57	- 28.8%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.1%	--	--	--
Cumulative Days on Market Until Sale	47	22	- 52.4%	39	38	- 1.4%
Percent of Original List Price Received*	105.8%	103.1%	- 2.6%	104.7%	100.3%	- 4.2%
New Listings	76	58	- 23.7%	216	176	- 18.5%

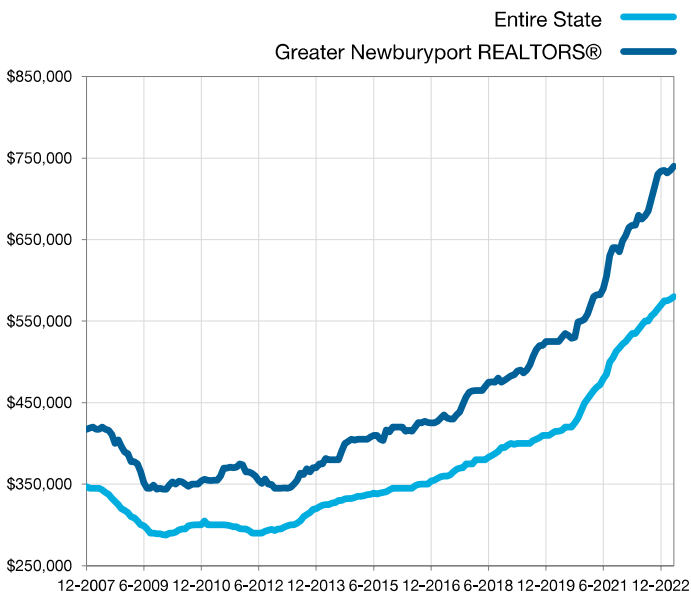
Condominium Properties

	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	36	- 5.3%	113	111	- 1.8%
Closed Sales	35	22	- 37.1%	101	99	- 2.0%
Median Sales Price*	\$535,000	\$472,450	- 11.7%	\$500,000	\$535,000	+ 7.0%
Inventory of Homes for Sale	42	36	- 14.3%	--	--	--
Months Supply of Inventory	1.3	1.1	- 10.2%	--	--	--
Cumulative Days on Market Until Sale	31	58	+ 84.9%	33	66	+ 100.9%
Percent of Original List Price Received*	103.8%	102.6%	- 1.1%	102.9%	100.6%	- 2.2%
New Listings	38	36	- 5.3%	134	132	- 1.5%

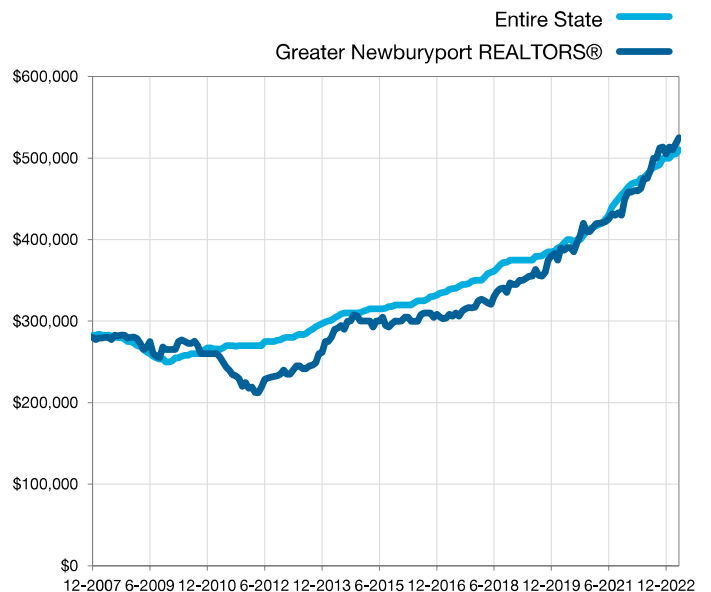
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.