

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



North Shore REALTORS® Greater Newburyport Region

- 5.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.8%

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

- 17.2%

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

Single-Family Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	26	28	+ 7.7%	519	514	- 1.0%
Closed Sales	38	41	+ 7.9%	522	506	- 3.1%
Median Sales Price*	\$712,500	\$910,000	+ 27.7%	\$820,000	\$860,000	+ 4.9%
Inventory of Homes for Sale	60	44	- 26.7%	--	--	--
Months Supply of Inventory	1.4	1.0	- 24.3%	--	--	--
Cumulative Days on Market Until Sale	50	45	- 9.1%	38	40	+ 5.5%
Percent of Original List Price Received*	97.7%	97.8%	+ 0.0%	100.1%	98.8%	- 1.3%
New Listings	12	21	+ 75.0%	692	697	+ 0.7%

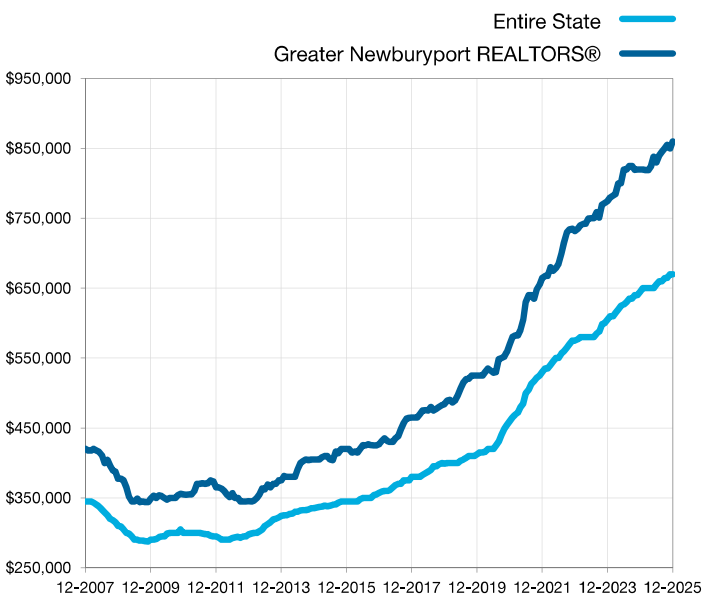
Condominium Properties

	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	23	23	0.0%	362	323	- 10.8%
Closed Sales	32	25	- 21.9%	364	316	- 13.2%
Median Sales Price*	\$603,750	\$570,000	- 5.6%	\$582,500	\$617,500	+ 6.0%
Inventory of Homes for Sale	33	33	0.0%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 15.2%	--	--	--
Cumulative Days on Market Until Sale	47	50	+ 6.9%	37	39	+ 6.4%
Percent of Original List Price Received*	97.7%	95.8%	- 1.9%	100.2%	98.8%	- 1.4%
New Listings	19	8	- 57.9%	481	453	- 5.8%

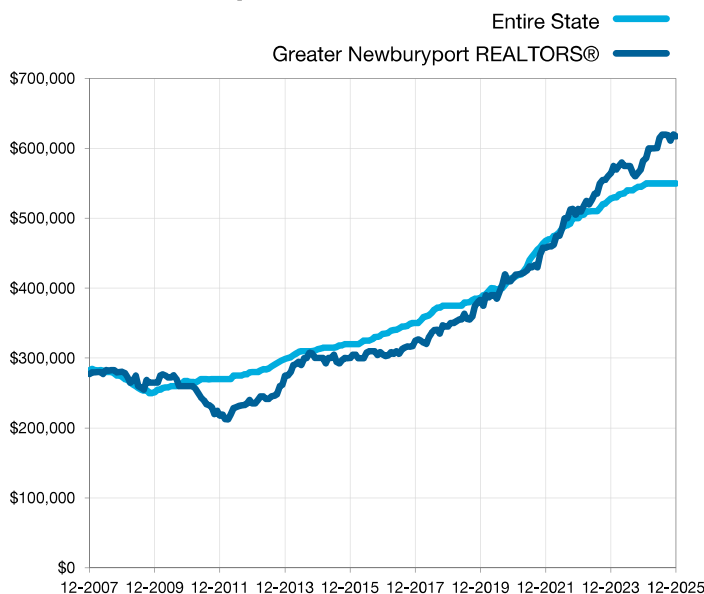
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.