Local Market Update – February 2022

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

Greater Newburyport REALTORS®

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- 46.9%	- 16.1%	- 32.8%
Year-Over-Year Change in **Closed Sales** All Properties	Year-Over-Year Change in **Median Sales Price** All Properties	Year-Over-Year Change in **Inventory of Homes** All Properties

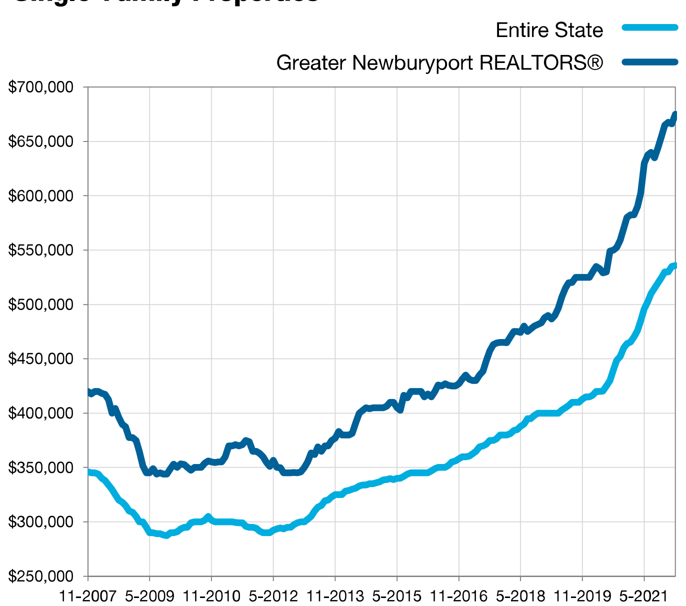
Single-Family Properties	February			Year to Date		
	2021	2022	+ / –	2021	2022	+ / –
Pending Sales	39	**37**	- 5.1%	75	**63**	- 16.0%
Closed Sales	36	**16**	- 55.6%	79	**44**	- 44.3%
Median Sales Price*	$636,250	**$609,500**	- 4.2%	$632,500	**$608,500**	- 3.8%
Inventory of Homes for Sale	41	**23**	- 43.9%	--	--	--
Months Supply of Inventory	0.7	**0.4**	- 35.9%	--	--	--
Cumulative Days on Market Until Sale	49	**30**	- 40.1%	44	**37**	- 16.0%
Percent of Original List Price Received*	98.7%	**103.6%**	+ 5.0%	100.3%	**102.3%**	+ 2.1%
New Listings	39	**41**	+ 5.1%	76	**68**	- 10.5%

Condominium Properties	February			Year to Date		
	2021	2022	+ / –	2021	2022	+ / –
Pending Sales	46	**18**	- 60.9%	78	**39**	- 50.0%
Closed Sales	28	**18**	- 35.7%	65	**37**	- 43.1%
Median Sales Price*	$435,450	**$367,750**	- 15.5%	$415,000	**$422,500**	+ 1.8%
Inventory of Homes for Sale	23	**20**	- 13.0%	--	--	--
Months Supply of Inventory	0.6	**0.6**	+ 1.7%	--	--	--
Cumulative Days on Market Until Sale	49	**26**	- 46.3%	48	**27**	- 43.4%
Percent of Original List Price Received*	99.2%	**103.0%**	+ 3.9%	98.4%	**102.9%**	+ 4.5%
New Listings	44	**21**	- 52.3%	74	**44**	- 40.5%

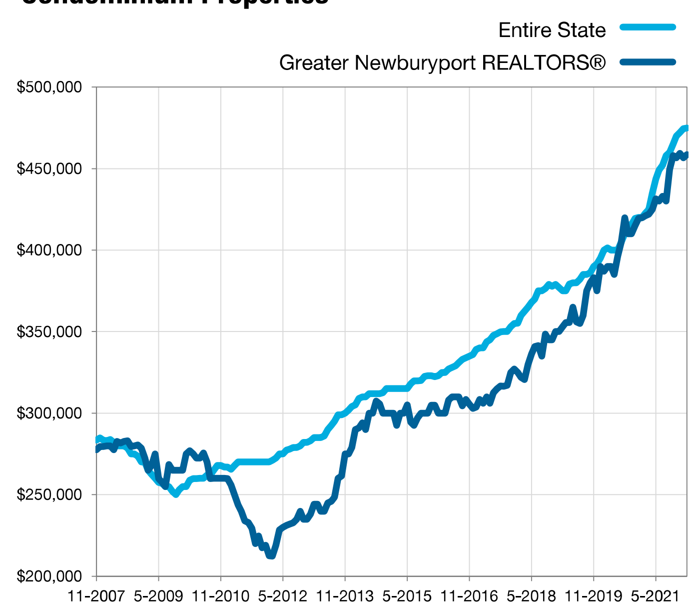
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.