

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

+ 13.9%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 31.7%

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

- 10.4%

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

Single-Family Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	35	37	+ 5.7%	53	62	+ 17.0%
Closed Sales	16	22	+ 37.5%	44	40	- 9.1%
Median Sales Price*	\$609,500	\$762,500	+ 25.1%	\$608,500	\$717,500	+ 17.9%
Inventory of Homes for Sale	41	42	+ 2.4%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 15.1%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 36.2%	37	49	+ 34.6%
Percent of Original List Price Received*	103.6%	100.8%	- 2.6%	102.3%	97.0%	- 5.2%
New Listings	41	37	- 9.8%	69	75	+ 8.7%

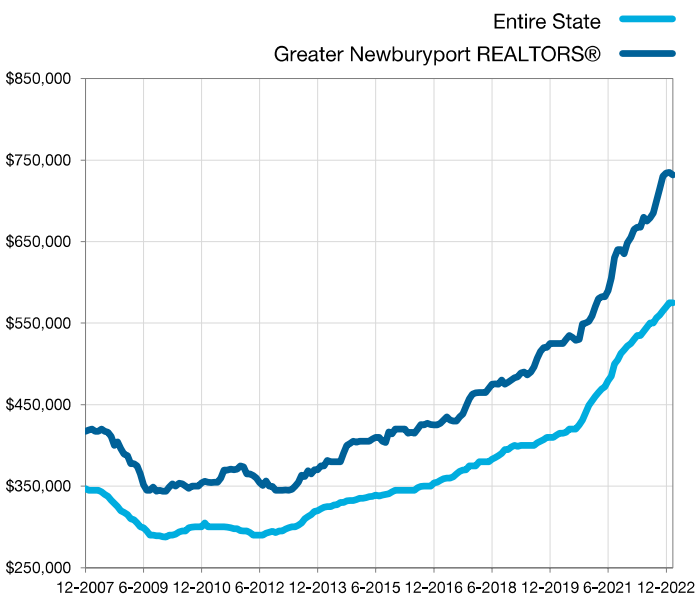
Condominium Properties

	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	31	+ 47.6%	37	50	+ 35.1%
Closed Sales	20	19	- 5.0%	41	40	- 2.4%
Median Sales Price*	\$404,000	\$549,900	+ 36.1%	\$439,900	\$409,950	- 6.8%
Inventory of Homes for Sale	36	27	- 25.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	30	40	+ 35.9%	30	66	+ 119.4%
Percent of Original List Price Received*	102.7%	99.2%	- 3.4%	102.6%	98.5%	- 4.0%
New Listings	24	32	+ 33.3%	50	56	+ 12.0%

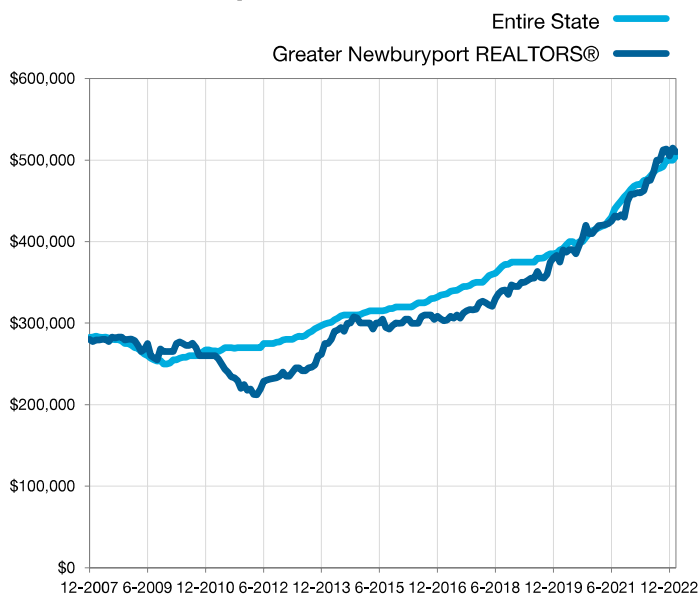
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.