

Local Market Update – January 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 38.8%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.1%

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

- 34.8%

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

Single-Family Properties

	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	36	27	- 25.0%	36	27	- 25.0%
Closed Sales	43	30	- 30.2%	43	30	- 30.2%
Median Sales Price*	\$631,050	\$646,000	+ 2.4%	\$631,050	\$646,000	+ 2.4%
Inventory of Homes for Sale	42	24	- 42.9%	--	--	--
Months Supply of Inventory	0.7	0.4	- 37.9%	--	--	--
Cumulative Days on Market Until Sale	39	41	+ 5.0%	39	41	+ 5.0%
Percent of Original List Price Received*	101.6%	101.2%	- 0.4%	101.6%	101.2%	- 0.4%
New Listings	37	27	- 27.0%	37	27	- 27.0%

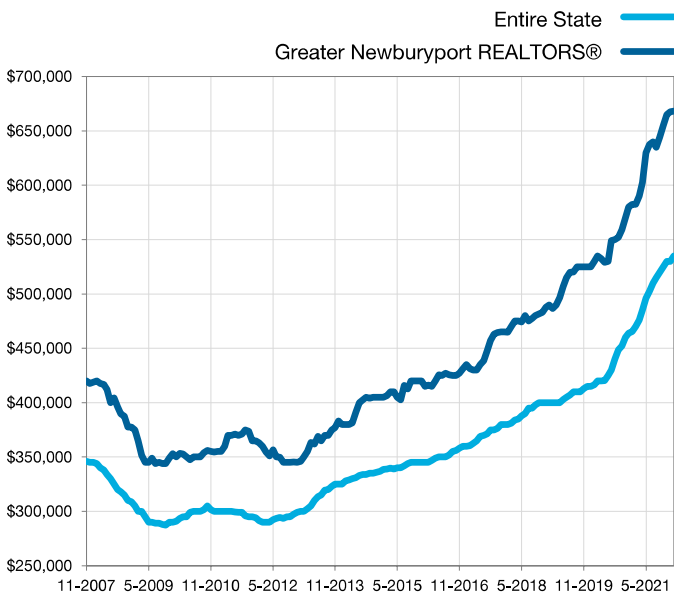
Condominium Properties

	January			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	32	21	- 34.4%	32	21	- 34.4%
Closed Sales	37	19	- 48.6%	37	19	- 48.6%
Median Sales Price*	\$402,500	\$449,900	+ 11.8%	\$402,500	\$449,900	+ 11.8%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.1%	--	--	--
Cumulative Days on Market Until Sale	47	28	- 40.7%	47	28	- 40.7%
Percent of Original List Price Received*	97.9%	102.8%	+ 5.0%	97.9%	102.8%	+ 5.0%
New Listings	30	23	- 23.3%	30	23	- 23.3%

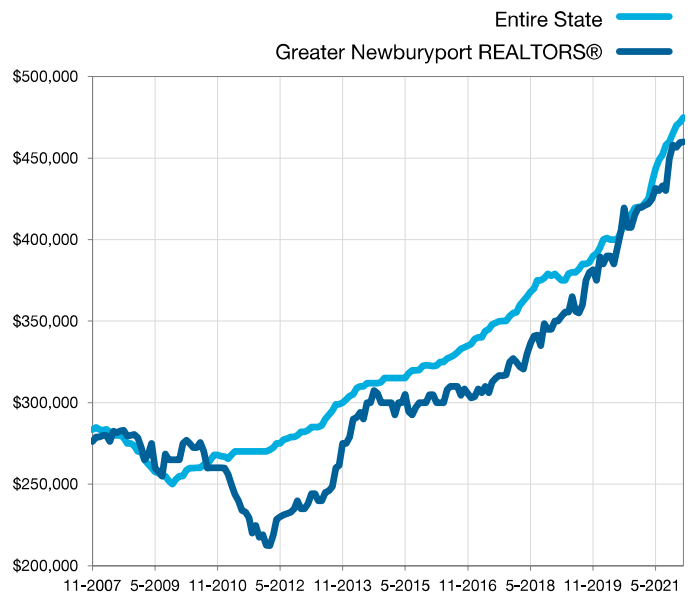
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.