

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 20.4%

Year-Over-Year
Change in
Closed Sales
All Properties

- 12.7%

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

- 14.6%

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

Single-Family Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	33	+ 83.3%	18	33	+ 83.3%
Closed Sales	28	18	- 35.7%	28	18	- 35.7%
Median Sales Price*	\$608,500	\$585,000	- 3.9%	\$608,500	\$585,000	- 3.9%
Inventory of Homes for Sale	42	41	- 2.4%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 14.2%	--	--	--
Cumulative Days on Market Until Sale	41	60	+ 48.2%	41	60	+ 48.2%
Percent of Original List Price Received*	101.6%	92.3%	- 9.1%	101.6%	92.3%	- 9.1%
New Listings	28	37	+ 32.1%	28	37	+ 32.1%

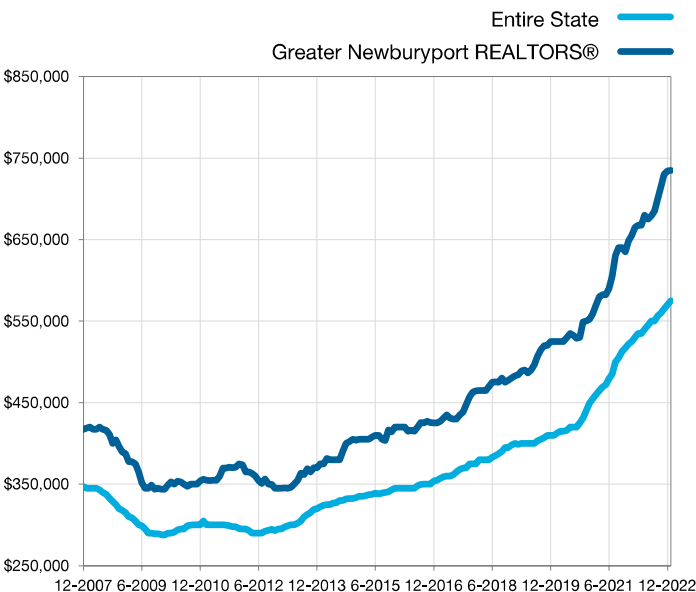
Condominium Properties

	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	22	+ 37.5%	16	22	+ 37.5%
Closed Sales	21	21	0.0%	21	21	0.0%
Median Sales Price*	\$465,000	\$350,000	- 24.7%	\$465,000	\$350,000	- 24.7%
Inventory of Homes for Sale	40	29	- 27.5%	--	--	--
Months Supply of Inventory	1.2	0.9	- 20.2%	--	--	--
Cumulative Days on Market Until Sale	30	89	+ 193.1%	30	89	+ 193.1%
Percent of Original List Price Received*	102.5%	98.0%	- 4.4%	102.5%	98.0%	- 4.4%
New Listings	26	25	- 3.8%	26	25	- 3.8%

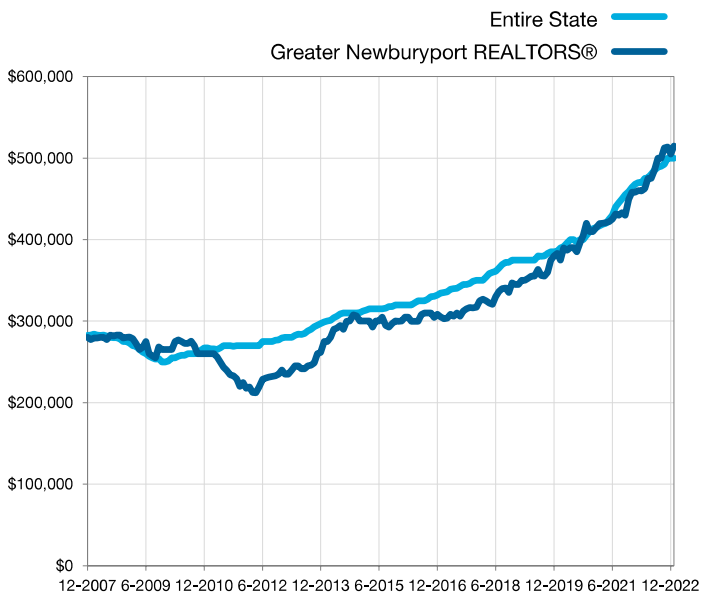
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.