

Local Market Update – July 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 20.4%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.0%

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

- 46.1%

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

Single-Family Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	97	58	- 40.2%	433	407	- 6.0%
Closed Sales	88	66	- 25.0%	356	359	+ 0.8%
Median Sales Price*	\$579,250	\$642,500	+ 10.9%	\$543,500	\$660,000	+ 21.4%
Inventory of Homes for Sale	110	69	- 37.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.6%	--	--	--
Cumulative Days on Market Until Sale	51	25	- 51.0%	57	33	- 42.7%
Percent of Original List Price Received*	97.6%	103.7%	+ 6.3%	97.3%	103.4%	+ 6.2%
New Listings	88	72	- 18.2%	526	477	- 9.3%

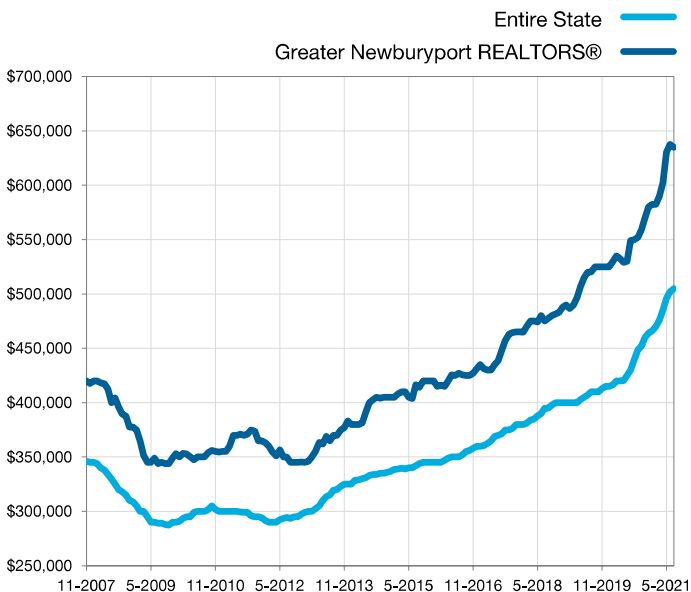
Condominium Properties

	July			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	63	46	- 27.0%	260	309	+ 18.8%
Closed Sales	49	43	- 12.2%	209	257	+ 23.0%
Median Sales Price*	\$420,000	\$410,000	- 2.4%	\$389,900	\$425,000	+ 9.0%
Inventory of Homes for Sale	81	34	- 58.0%	--	--	--
Months Supply of Inventory	2.4	0.8	- 66.2%	--	--	--
Cumulative Days on Market Until Sale	48	29	- 39.7%	51	36	- 30.1%
Percent of Original List Price Received*	99.9%	104.3%	+ 4.4%	99.2%	102.2%	+ 3.0%
New Listings	62	52	- 16.1%	349	338	- 3.2%

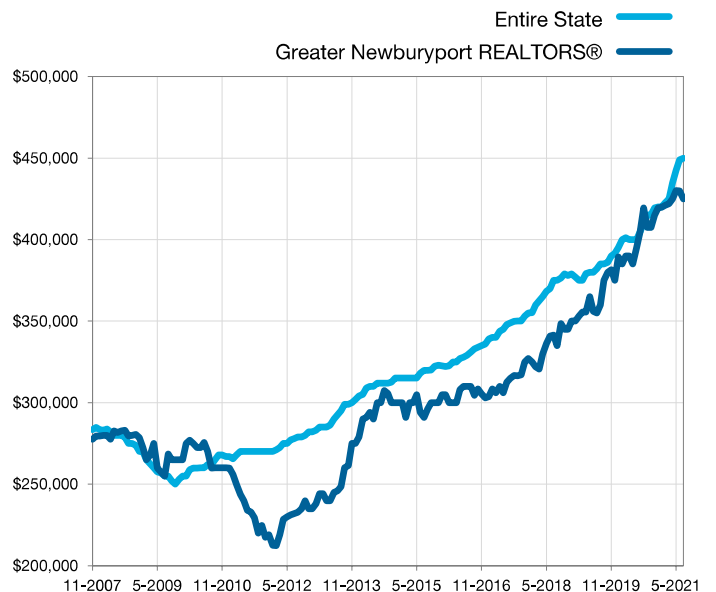
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.