

Local Market Update – July 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 5.6%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.7%

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

- 23.1%

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

Single-Family Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	55	58	+ 5.5%	398	369	- 7.3%
Closed Sales	67	75	+ 11.9%	361	307	- 15.0%
Median Sales Price*	\$650,000	\$799,000	+ 22.9%	\$660,000	\$719,900	+ 9.1%
Inventory of Homes for Sale	87	72	- 17.2%	--	--	--
Months Supply of Inventory	1.4	1.4	- 3.4%	--	--	--
Cumulative Days on Market Until Sale	25	20	- 21.5%	32	28	- 13.7%
Percent of Original List Price Received*	103.7%	103.6%	- 0.0%	103.4%	105.2%	+ 1.7%
New Listings	71	61	- 14.1%	475	460	- 3.2%

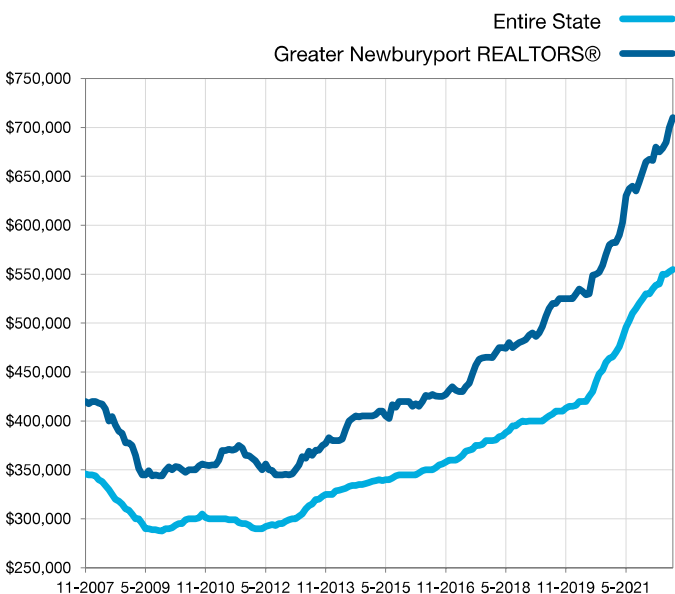
Condominium Properties

	July			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	43	29	- 32.6%	303	210	- 30.7%
Closed Sales	44	27	- 38.6%	259	215	- 17.0%
Median Sales Price*	\$410,000	\$605,000	+ 47.6%	\$429,900	\$500,000	+ 16.3%
Inventory of Homes for Sale	46	43	- 6.5%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 19.6%	--	--	--
Cumulative Days on Market Until Sale	29	28	- 2.8%	36	32	- 11.0%
Percent of Original List Price Received*	104.4%	102.1%	- 2.2%	102.2%	103.3%	+ 1.1%
New Listings	53	38	- 28.3%	339	255	- 24.8%

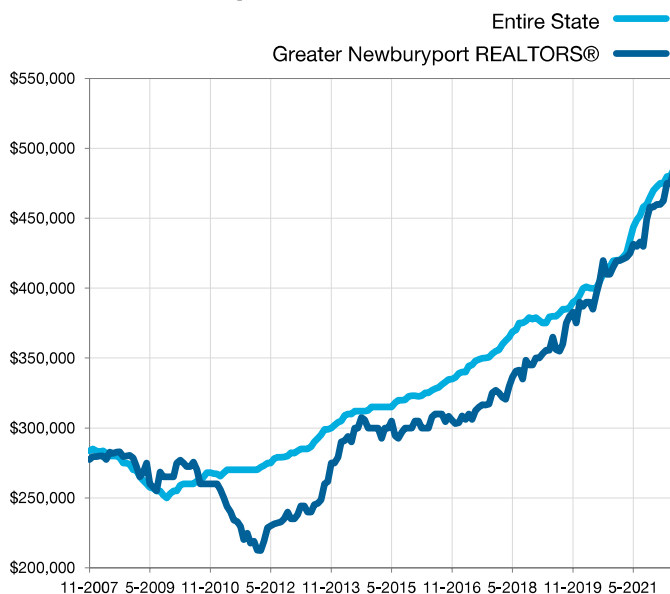
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.