

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 18.8%

Year-Over-Year
Change in
Closed Sales
All Properties

- 3.7%

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

- 32.9%

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

Single-Family Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	55	50	- 9.1%	354	297	- 16.1%
Closed Sales	74	54	- 27.0%	306	251	- 18.0%
Median Sales Price*	\$794,500	\$805,000	+ 1.3%	\$717,450	\$765,000	+ 6.6%
Inventory of Homes for Sale	95	74	- 22.1%	--	--	--
Months Supply of Inventory	1.8	1.7	- 7.0%	--	--	--
Cumulative Days on Market Until Sale	20	24	+ 19.6%	28	31	+ 9.3%
Percent of Original List Price Received*	103.7%	102.2%	- 1.5%	105.2%	102.1%	- 2.9%
New Listings	61	62	+ 1.6%	473	392	- 17.1%

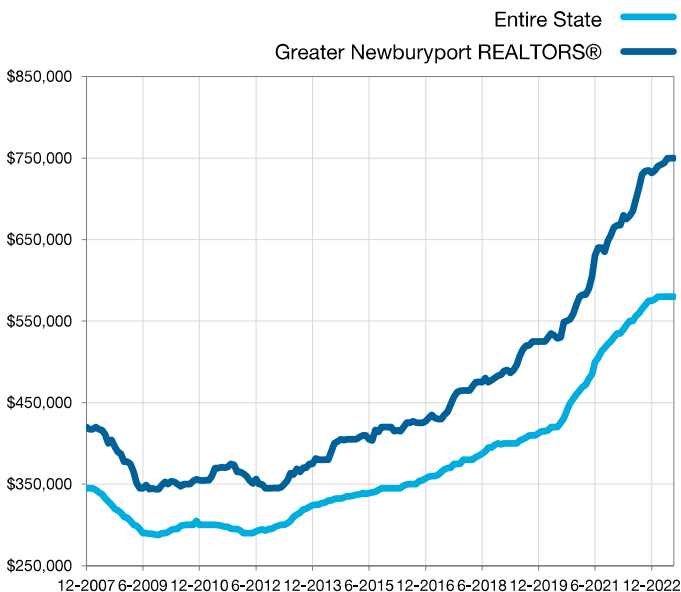
Condominium Properties

	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	27	+ 17.4%	203	205	+ 1.0%
Closed Sales	27	28	+ 3.7%	216	188	- 13.0%
Median Sales Price*	\$605,000	\$597,500	- 1.2%	\$500,000	\$555,000	+ 11.0%
Inventory of Homes for Sale	69	36	- 47.8%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.2%	--	--	--
Cumulative Days on Market Until Sale	28	24	- 14.4%	32	52	+ 62.4%
Percent of Original List Price Received*	102.7%	101.3%	- 1.3%	103.4%	101.7%	- 1.7%
New Listings	38	37	- 2.6%	261	253	- 3.1%

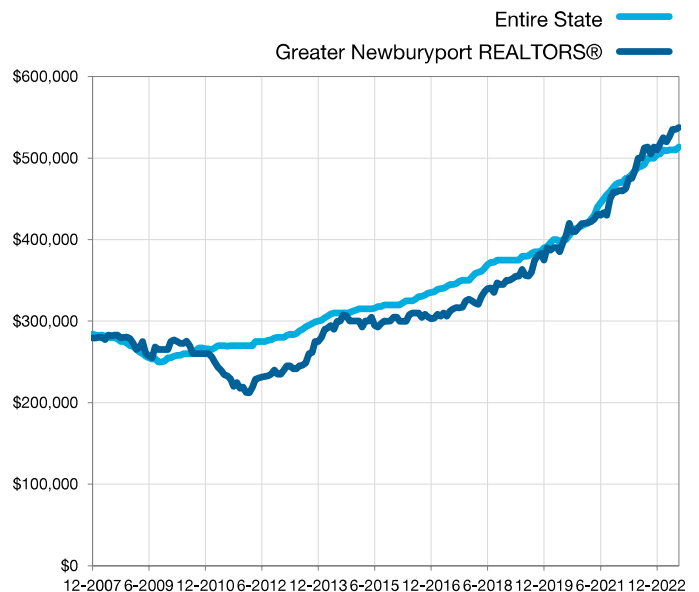
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.