

Local Market Update – June 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

- 27.3%

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

Single-Family Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	78	67	- 14.1%	343	320	- 6.7%
Closed Sales	75	72	- 4.0%	294	230	- 21.8%
Median Sales Price*	\$775,000	\$756,000	- 2.5%	\$664,000	\$705,000	+ 6.2%
Inventory of Homes for Sale	79	76	- 3.8%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 17.4%	--	--	--
Cumulative Days on Market Until Sale	27	24	- 8.9%	34	31	- 9.9%
Percent of Original List Price Received*	105.7%	106.8%	+ 1.1%	103.4%	105.7%	+ 2.2%
New Listings	95	102	+ 7.4%	404	400	- 1.0%

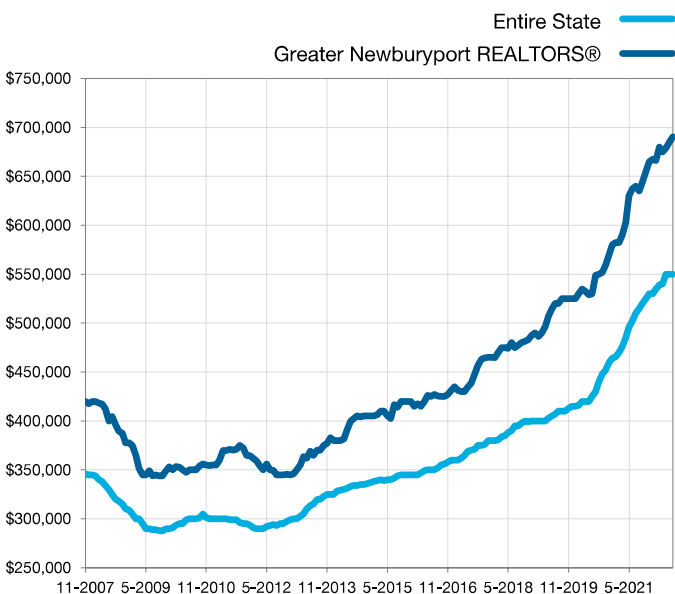
Condominium Properties

	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	43	37	- 14.0%	260	181	- 30.4%
Closed Sales	43	41	- 4.7%	215	187	- 13.0%
Median Sales Price*	\$450,000	\$490,000	+ 8.9%	\$433,000	\$491,000	+ 13.4%
Inventory of Homes for Sale	43	38	- 11.6%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 9.6%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 38.7%	37	33	- 13.2%
Percent of Original List Price Received*	101.8%	102.8%	+ 1.0%	101.8%	103.5%	+ 1.7%
New Listings	51	51	0.0%	286	216	- 24.5%

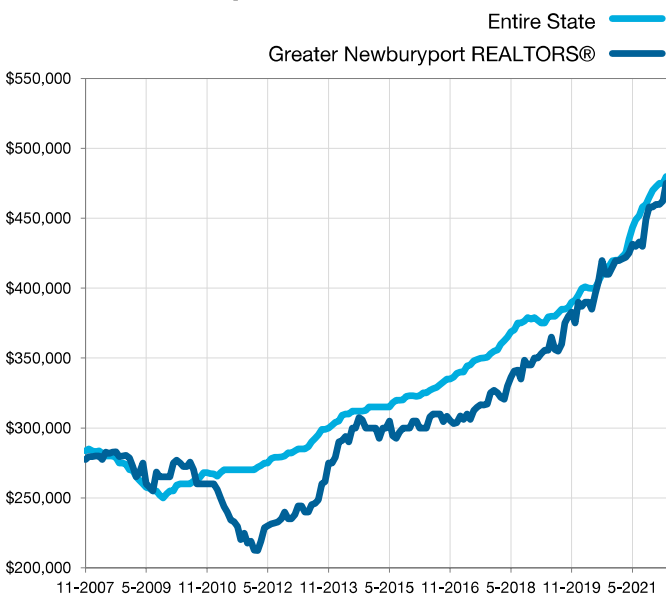
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.