

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 23.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 5.6%

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

- 34.4%

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

Single-Family Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	73	64	- 12.3%	299	256	- 14.4%
Closed Sales	74	61	- 17.6%	232	198	- 14.7%
Median Sales Price*	\$791,500	\$780,000	- 1.5%	\$707,500	\$750,000	+ 6.0%
Inventory of Homes for Sale	106	72	- 32.1%	--	--	--
Months Supply of Inventory	2.1	1.6	- 22.9%	--	--	--
Cumulative Days on Market Until Sale	24	27	+ 11.1%	31	33	+ 6.1%
Percent of Original List Price Received*	106.8%	103.2%	- 3.4%	105.7%	102.1%	- 3.4%
New Listings	104	62	- 40.4%	412	330	- 19.9%

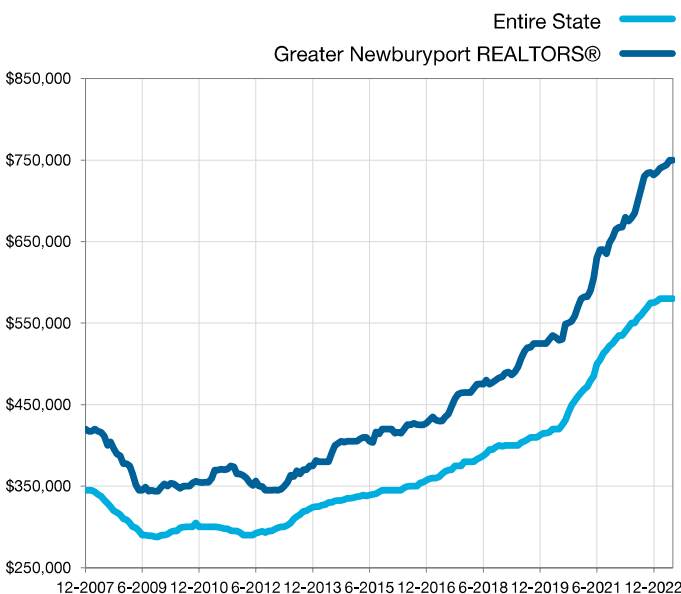
Condominium Properties

	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	31	43	+ 38.7%	180	183	+ 1.7%
Closed Sales	43	29	- 32.6%	189	158	- 16.4%
Median Sales Price*	\$500,000	\$529,000	+ 5.8%	\$493,000	\$542,450	+ 10.0%
Inventory of Homes for Sale	57	35	- 38.6%	--	--	--
Months Supply of Inventory	1.7	1.2	- 28.3%	--	--	--
Cumulative Days on Market Until Sale	35	20	- 41.3%	33	56	+ 69.9%
Percent of Original List Price Received*	102.9%	102.2%	- 0.7%	103.6%	101.7%	- 1.7%
New Listings	49	36	- 26.5%	223	216	- 3.1%

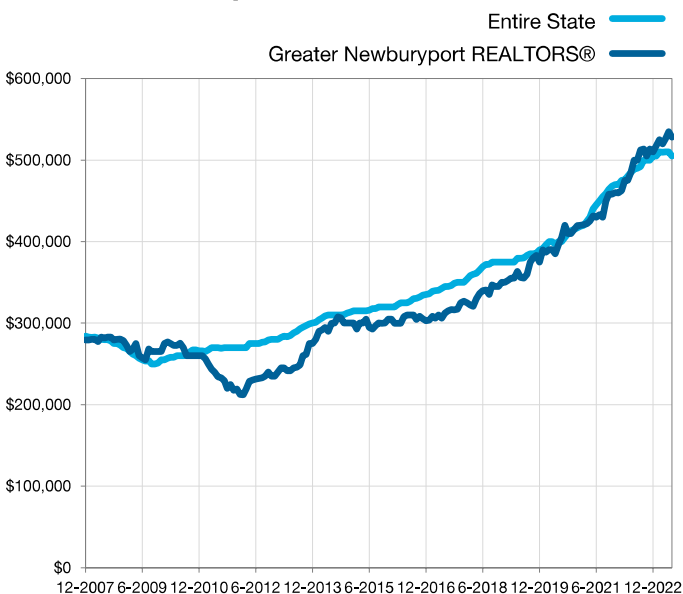
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.