

Local Market Update – November 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 17.5%

+ 24.6%

- 50.7%

Year-Over-Year
Change in
Closed Sales
All Properties

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

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

Single-Family Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	58	40	- 31.0%	705	630	- 10.6%
Closed Sales	76	65	- 14.5%	666	628	- 5.7%
Median Sales Price*	\$550,000	\$699,900	+ 27.3%	\$566,000	\$656,000	+ 15.9%
Inventory of Homes for Sale	82	39	- 52.4%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.1%	--	--	--
Cumulative Days on Market Until Sale	29	36	+ 21.1%	49	30	- 38.7%
Percent of Original List Price Received*	101.4%	102.0%	+ 0.5%	99.0%	103.4%	+ 4.4%
New Listings	51	37	- 27.5%	826	720	- 12.8%

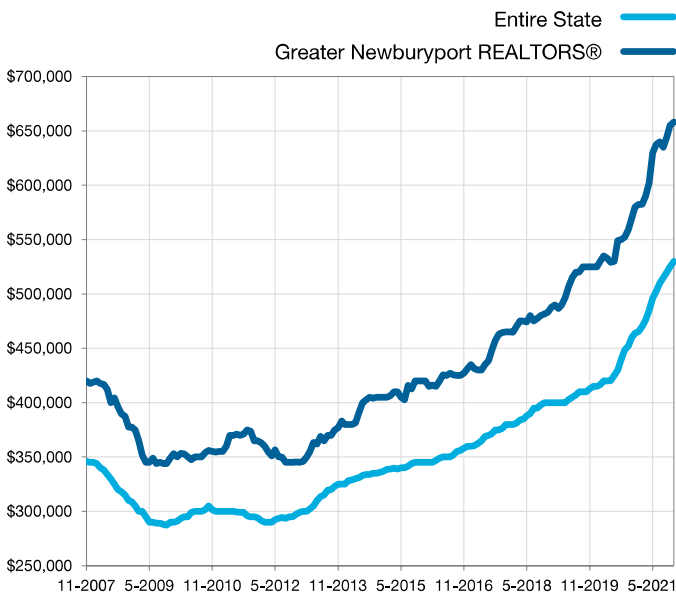
Condominium Properties

	November			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	28	31	+ 10.7%	440	439	- 0.2%
Closed Sales	38	29	- 23.7%	414	394	- 4.8%
Median Sales Price*	\$397,550	\$490,000	+ 23.3%	\$405,050	\$453,750	+ 12.0%
Inventory of Homes for Sale	54	28	- 48.1%	--	--	--
Months Supply of Inventory	1.5	0.8	- 45.7%	--	--	--
Cumulative Days on Market Until Sale	38	22	- 42.6%	46	34	- 25.8%
Percent of Original List Price Received*	99.6%	101.5%	+ 2.0%	99.3%	102.0%	+ 2.7%
New Listings	25	27	+ 8.0%	527	485	- 8.0%

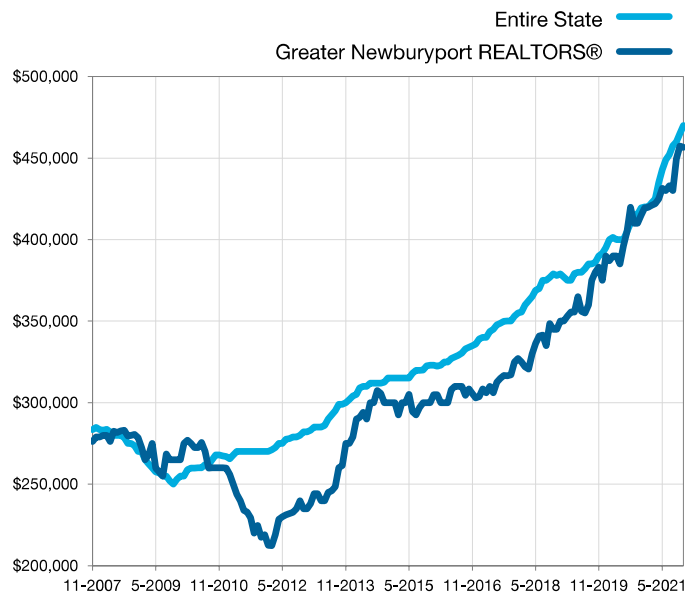
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.