

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 15.7%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 6.3%

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

- 10.0%

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

Single-Family Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	40	47	+ 17.5%	545	458	- 16.0%
Closed Sales	53	47	- 11.3%	542	428	- 21.0%
Median Sales Price*	\$767,150	\$790,000	+ 3.0%	\$735,000	\$775,000	+ 5.4%
Inventory of Homes for Sale	73	76	+ 4.1%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.2%	--	--	--
Cumulative Days on Market Until Sale	42	35	- 16.8%	30	30	- 0.9%
Percent of Original List Price Received*	98.0%	100.4%	+ 2.5%	103.0%	102.0%	- 1.0%
New Listings	27	43	+ 59.3%	696	638	- 8.3%

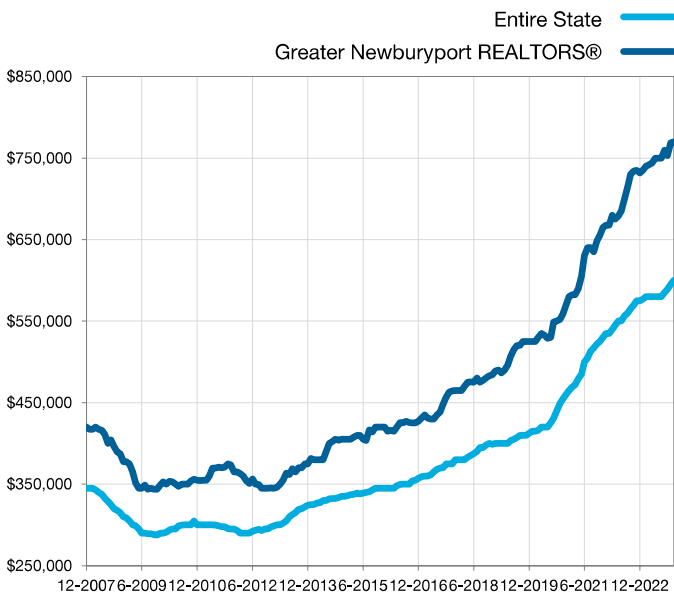
Condominium Properties

	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	27	30	+ 11.1%	327	320	- 2.1%
Closed Sales	36	28	- 22.2%	344	312	- 9.3%
Median Sales Price*	\$475,000	\$510,000	+ 7.4%	\$513,500	\$565,000	+ 10.0%
Inventory of Homes for Sale	57	41	- 28.1%	--	--	--
Months Supply of Inventory	1.8	1.4	- 21.2%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 13.3%	34	44	+ 29.7%
Percent of Original List Price Received*	99.7%	99.0%	- 0.7%	102.4%	101.6%	- 0.8%
New Listings	25	21	- 16.0%	406	407	+ 0.2%

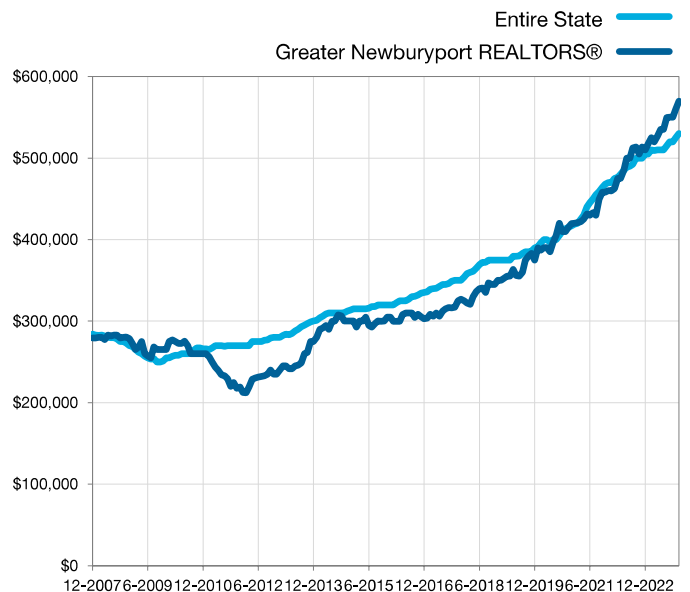
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.