

Local Market Update – October 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

0.0%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 27.7%

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

- 48.0%

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

Single-Family Properties

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	81	61	- 24.7%	647	592	- 8.5%
Closed Sales	58	70	+ 20.7%	590	563	- 4.6%
Median Sales Price*	\$579,450	\$677,500	+ 16.9%	\$569,450	\$652,000	+ 14.5%
Inventory of Homes for Sale	108	52	- 51.9%	--	--	--
Months Supply of Inventory	1.8	0.9	- 51.6%	--	--	--
Cumulative Days on Market Until Sale	35	24	- 33.3%	51	29	- 42.9%
Percent of Original List Price Received*	101.6%	103.0%	+ 1.4%	98.7%	103.5%	+ 4.9%
New Listings	82	57	- 30.5%	775	684	- 11.7%

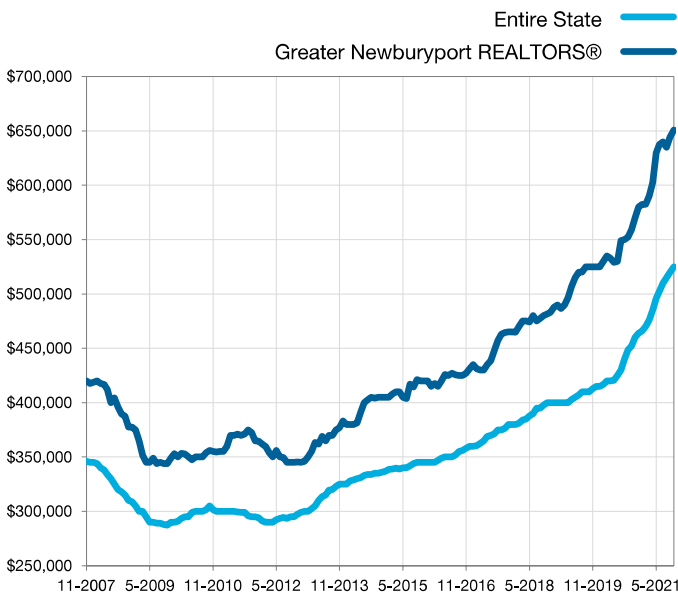
Condominium Properties

	October			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	46	41	- 10.9%	412	408	- 1.0%
Closed Sales	46	34	- 26.1%	376	364	- 3.2%
Median Sales Price*	\$392,000	\$524,000	+ 33.7%	\$407,550	\$449,950	+ 10.4%
Inventory of Homes for Sale	63	37	- 41.3%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.3%	--	--	--
Cumulative Days on Market Until Sale	37	30	- 19.0%	47	35	- 25.8%
Percent of Original List Price Received*	99.5%	100.9%	+ 1.4%	99.3%	102.0%	+ 2.8%
New Listings	49	45	- 8.2%	502	457	- 9.0%

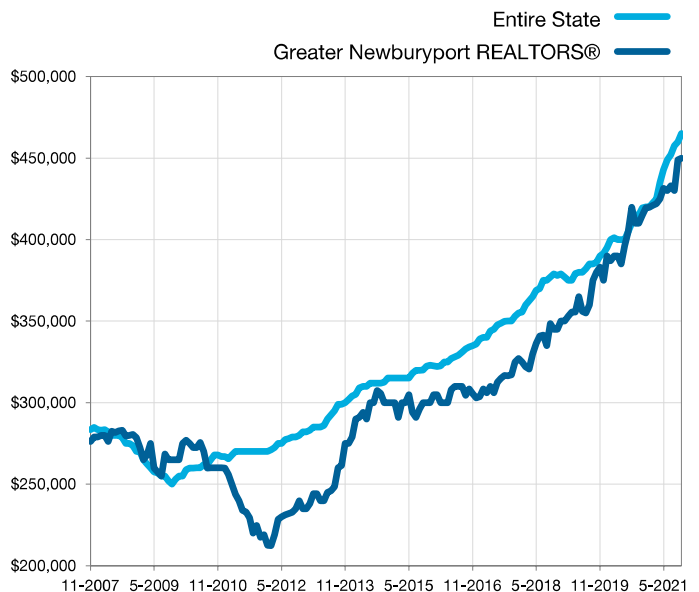
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.