

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 25.3%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 1.3%

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

- 14.6%

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

Single-Family Properties

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	49	56	+ 14.3%	505	419	- 17.0%
Closed Sales	55	33	- 40.0%	489	381	- 22.1%
Median Sales Price*	\$725,000	\$850,000	+ 17.2%	\$735,000	\$775,000	+ 5.4%
Inventory of Homes for Sale	100	92	- 8.0%	--	--	--
Months Supply of Inventory	2.0	2.3	+ 18.5%	--	--	--
Cumulative Days on Market Until Sale	30	30	+ 0.6%	29	29	+ 1.3%
Percent of Original List Price Received*	100.8%	102.5%	+ 1.7%	103.6%	102.2%	- 1.3%
New Listings	61	61	0.0%	669	595	- 11.1%

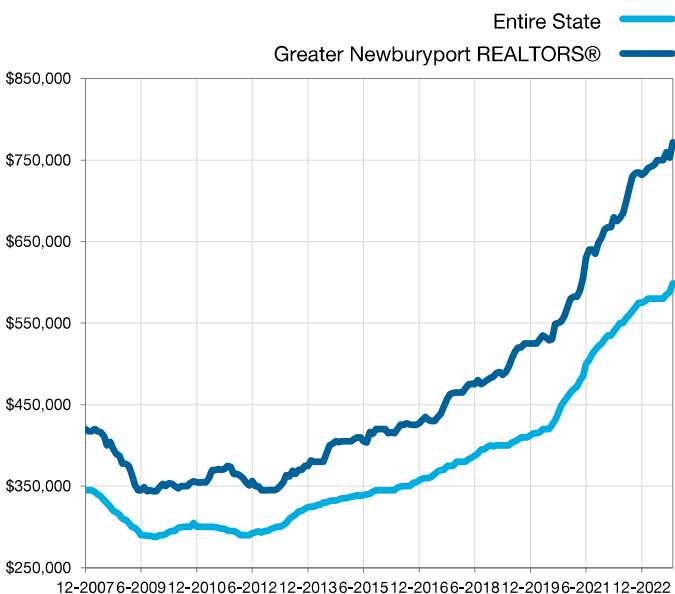
Condominium Properties

	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	37	+ 12.1%	300	296	- 1.3%
Closed Sales	24	26	+ 8.3%	308	284	- 7.8%
Median Sales Price*	\$566,670	\$619,900	+ 9.4%	\$517,500	\$577,500	+ 11.6%
Inventory of Homes for Sale	64	48	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.6	- 20.8%	--	--	--
Cumulative Days on Market Until Sale	47	27	- 42.5%	33	45	+ 34.5%
Percent of Original List Price Received*	100.5%	101.5%	+ 0.9%	102.7%	101.8%	- 0.9%
New Listings	31	40	+ 29.0%	381	384	+ 0.8%

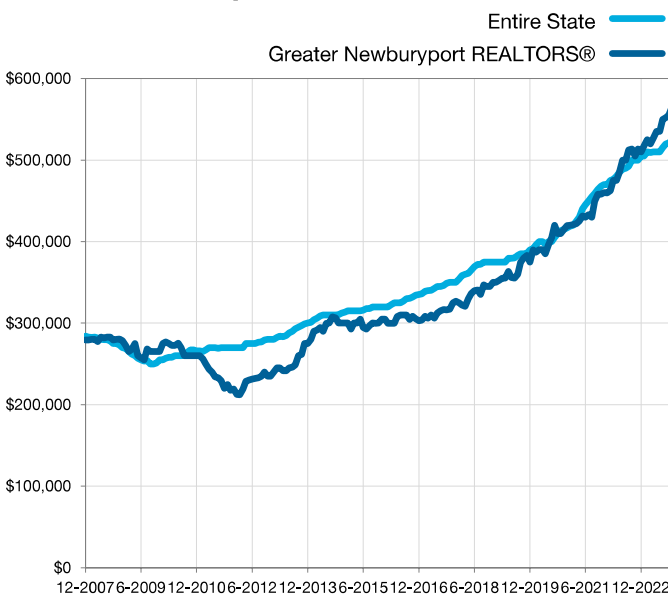
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.