

Local Market Update – September 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



Greater Newburyport REALTORS®

- 39.1%

Year-Over-Year
Change in
Closed Sales
All Properties

+ 4.1%

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

- 46.2%

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

Single-Family Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	62	71	+ 14.5%	566	534	- 5.7%
Closed Sales	84	63	- 25.0%	532	492	- 7.5%
Median Sales Price*	\$625,750	\$580,000	- 7.3%	\$566,000	\$650,000	+ 14.8%
Inventory of Homes for Sale	116	69	- 40.5%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.6%	--	--	--
Cumulative Days on Market Until Sale	40	22	- 44.7%	53	30	- 43.5%
Percent of Original List Price Received*	101.0%	103.8%	+ 2.9%	98.4%	103.6%	+ 5.3%
New Listings	85	86	+ 1.2%	693	629	- 9.2%

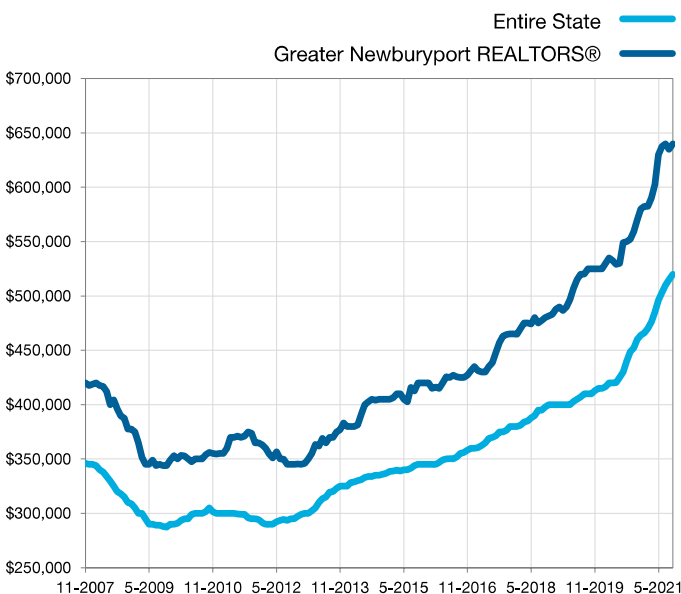
Condominium Properties

	September			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	51	30	- 41.2%	366	371	+ 1.4%
Closed Sales	67	29	- 56.7%	330	328	- 0.6%
Median Sales Price*	\$475,000	\$460,000	- 3.2%	\$410,000	\$435,000	+ 6.1%
Inventory of Homes for Sale	66	29	- 56.1%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.5%	--	--	--
Cumulative Days on Market Until Sale	45	24	- 47.5%	48	35	- 27.1%
Percent of Original List Price Received*	99.6%	101.7%	+ 2.1%	99.3%	102.1%	+ 2.9%
New Listings	62	37	- 40.3%	453	410	- 9.5%

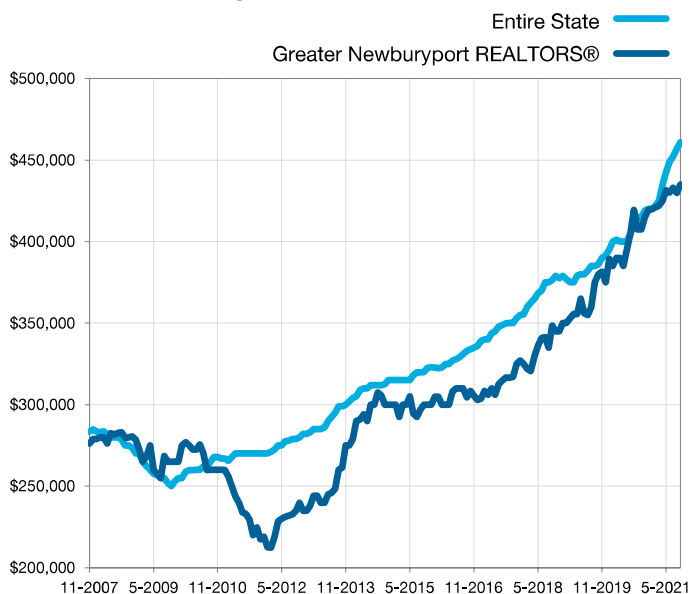
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.