

# Local Market Update – February 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®



## Greater Newburyport REALTORS®

**- 7.5%**

**+ 16.4%**

**- 5.7%**

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

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	41	41	0.0%	76	78	+ 2.6%
Closed Sales	33	29	- 12.1%	73	79	+ 8.2%
Median Sales Price*	\$410,000	\$507,250	+ 23.7%	\$420,000	\$521,000	+ 24.0%
Inventory of Homes for Sale	131	111	- 15.3%	--	--	--
Months Supply of Inventory	2.2	1.8	- 15.6%	--	--	--
Cumulative Days on Market Until Sale	96	78	- 19.5%	88	71	- 19.7%
Percent of Original List Price Received*	93.3%	95.5%	+ 2.3%	94.9%	94.9%	+ 0.0%
New Listings	65	59	- 9.2%	103	105	+ 1.9%

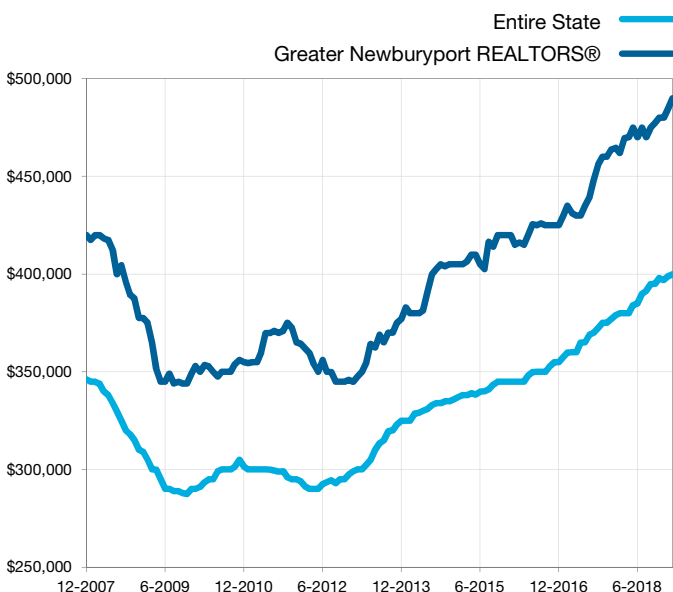
### Condominium Properties

	February			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	22	37	+ 68.2%	46	63	+ 37.0%
Closed Sales	20	20	0.0%	43	45	+ 4.7%
Median Sales Price*	\$255,450	\$250,750	- 1.8%	\$297,000	\$352,000	+ 18.5%
Inventory of Homes for Sale	63	72	+ 14.3%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 31.4%	--	--	--
Cumulative Days on Market Until Sale	57	60	+ 4.1%	52	68	+ 32.1%
Percent of Original List Price Received*	95.7%	96.1%	+ 0.4%	96.8%	96.5%	- 0.3%
New Listings	36	46	+ 27.8%	71	86	+ 21.1%

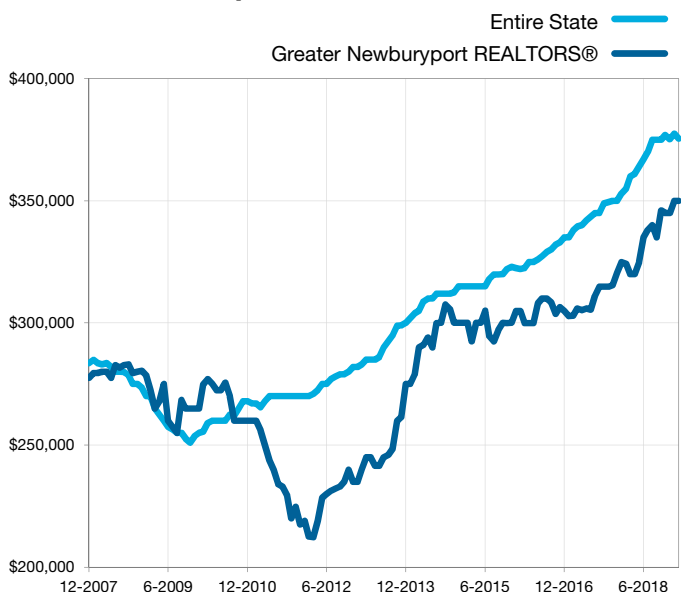
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## 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.