

Newburyport

City · MA · Massachusetts > Essex County

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

+6.3%

1-YR CHANGE

287

SALES (12 MO)

\$927K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



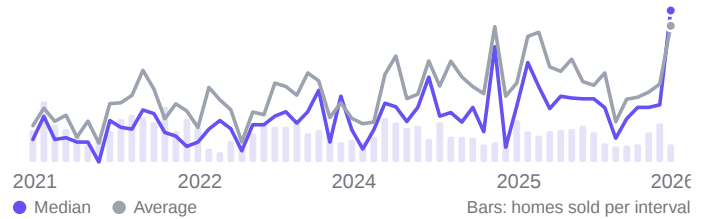
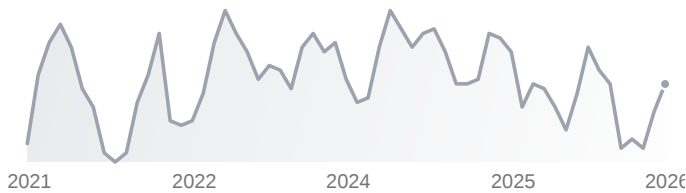
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$1.4M · Average \$1.3M

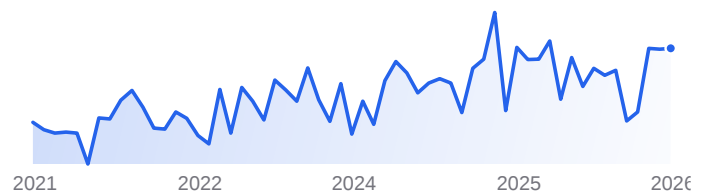
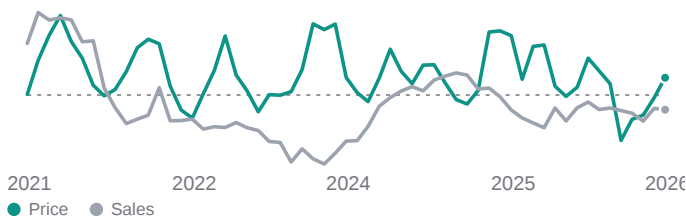


Growth (year over year)

Price +6.3% · Sales -5.3%

Price per square foot

\$617/ft²

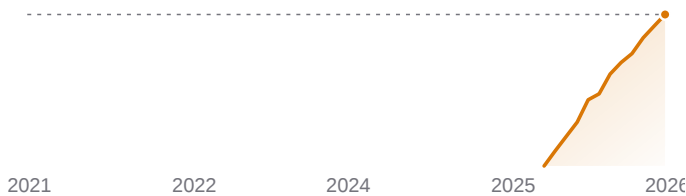


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

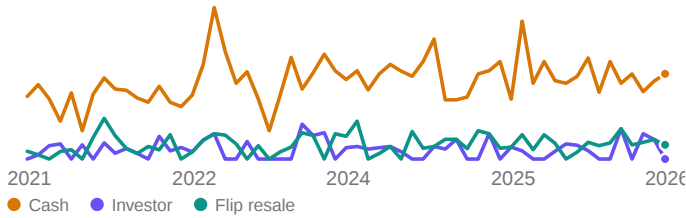
3.9%



BUYERS & OUTCOMES

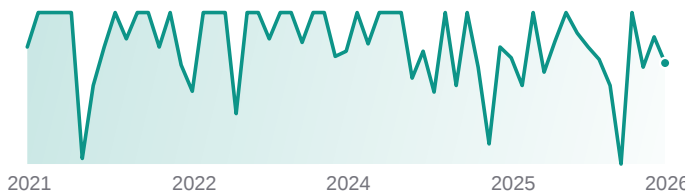
Buyer mix

Cash 38% · Investor 0% · Flip resale 6.3%



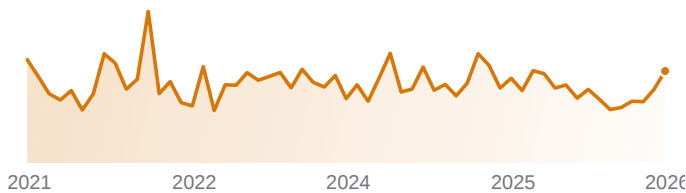
Sellers who sold at a gain

92%

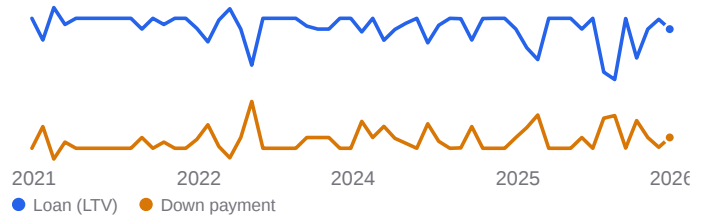


Median annualized return at resale

+7.4%

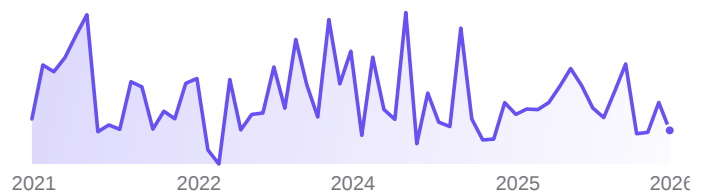


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



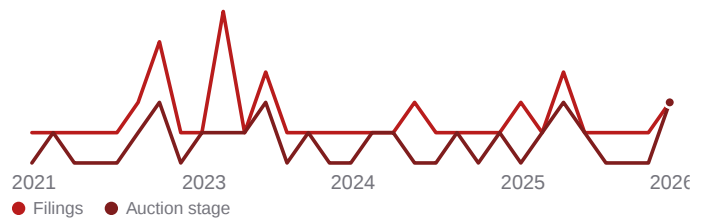
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,292
Median value (AVM)	\$927K
Median size	1,662 ft²
Median bedrooms	3
Median year built	1947
Single family	61%
Condos	33%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.3%
Owner occupied	78%
Company owned	16%
Median loan-to-value	37%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	18,503
Density	2,216 / mi²
Median household income	\$129K
Average household income	\$160K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	96
Homes occupied	93%
Bachelor's or higher	36%
Poverty rate	5.7%
Unemployment	1.3%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.