Local Market Update – October 2018

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Amesbury

Single-Family Properties

	October			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	10	**20**	+ 100.0%	149	**148**	- 0.7%
Closed Sales	14	**17**	+ 21.4%	160	**131**	- 18.1%
Median Sales Price*	$367,000	**$354,000**	- 3.5%	$366,500	**$386,000**	+ 5.3%
Inventory of Homes for Sale	37	**29**	- 21.6%	--	--	--
Months Supply of Inventory	2.3	**2.3**	0.0%	--	--	--
Cumulative Days on Market Until Sale	31	**39**	+ 25.8%	52	**52**	0.0%
Percent of Original List Price Received*	102.4%	**96.9%**	- 5.4%	98.5%	**97.9%**	- 0.6%
New Listings	22	**18**	- 18.2%	194	**189**	- 2.6%

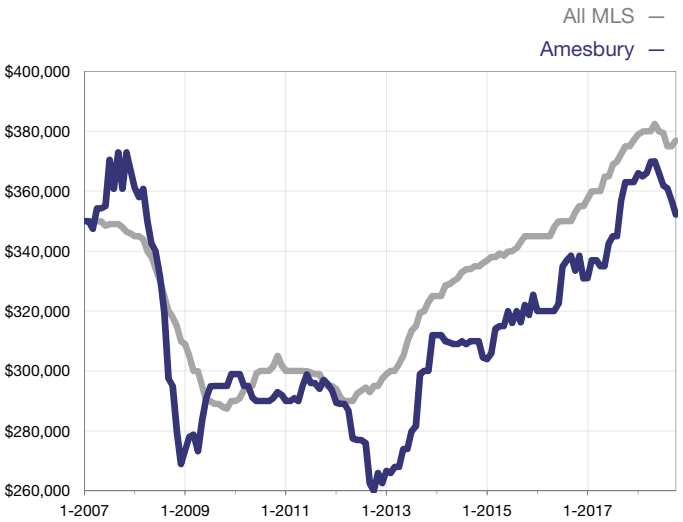
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

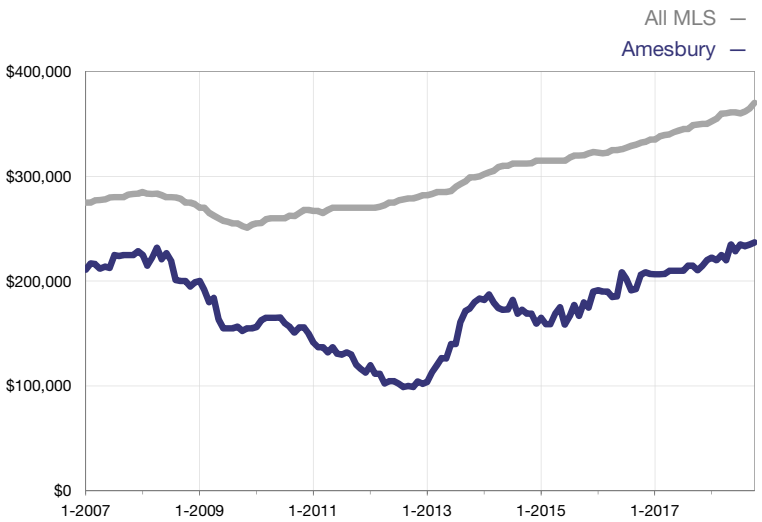
	October			Year to Date		
Key Metrics	**2017**	**2018**	**+ / –**	**2017**	**2018**	**+ / –**
Pending Sales	16	**10**	- 37.5%	135	**137**	+ 1.5%
Closed Sales	14	**9**	- 35.7%	114	**121**	+ 6.1%
Median Sales Price*	$212,250	**$249,000**	+ 17.3%	$212,950	**$236,000**	+ 10.8%
Inventory of Homes for Sale	27	**22**	- 18.5%	--	--	--
Months Supply of Inventory	2.3	**1.7**	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	32	**119**	+ 271.9%	51	**51**	0.0%
Percent of Original List Price Received*	99.3%	**97.6%**	- 1.7%	98.7%	**98.8%**	+ 0.1%
New Listings	21	**17**	- 19.0%	154	**164**	+ 6.5%

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

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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