

Local Market Update – September 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amesbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	12	20	+ 66.7%	153	131	- 14.4%
Closed Sales	16	15	- 6.3%	150	120	- 20.0%
Median Sales Price*	\$445,000	\$515,000	+ 15.7%	\$422,500	\$460,000	+ 8.9%
Inventory of Homes for Sale	35	15	- 57.1%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	54	37	- 31.5%	50	52	+ 4.0%
Percent of Original List Price Received*	99.0%	103.1%	+ 4.1%	97.6%	98.9%	+ 1.3%
New Listings	17	22	+ 29.4%	188	148	- 21.3%

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

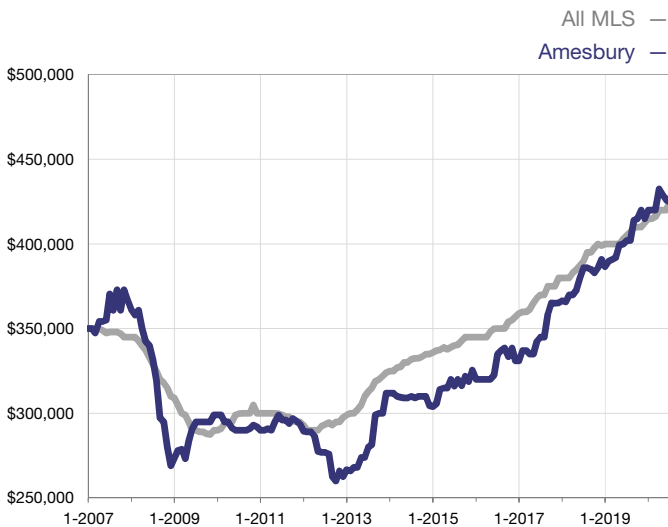
Condominium Properties

Key Metrics	September			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	19	+ 280.0%	110	115	+ 4.5%
Closed Sales	11	20	+ 81.8%	109	107	- 1.8%
Median Sales Price*	\$282,000	\$332,500	+ 17.9%	\$255,000	\$291,000	+ 14.1%
Inventory of Homes for Sale	33	14	- 57.6%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	26	49	+ 88.5%	43	49	+ 14.0%
Percent of Original List Price Received*	100.0%	100.3%	+ 0.3%	98.6%	99.7%	+ 1.1%
New Listings	9	21	+ 133.3%	134	128	- 4.5%

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

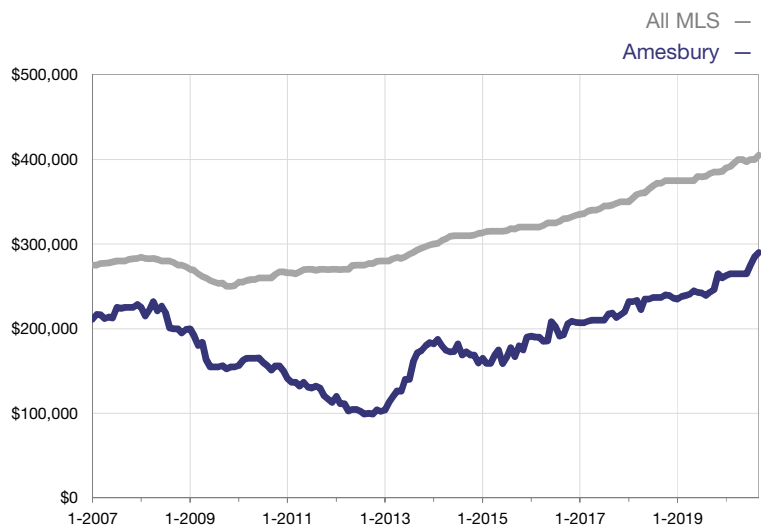
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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