Local Market Update – July 2021

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

Amesbury

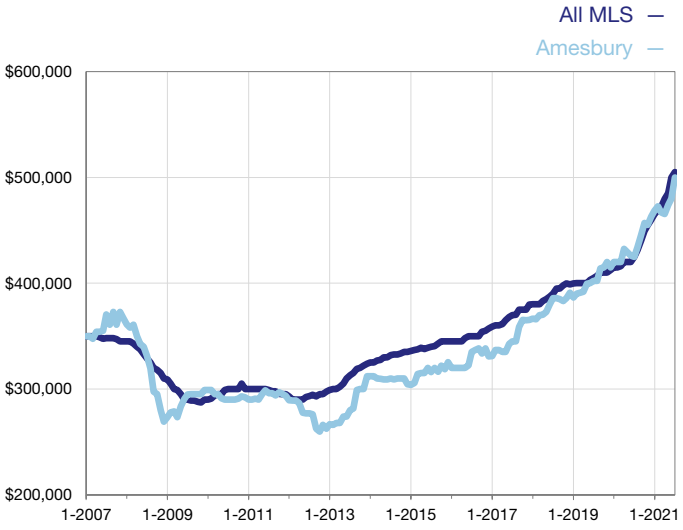
Single-Family Properties	July			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	19	**14**	- 26.3%	97	**97**	0.0%
Closed Sales	19	**21**	+ 10.5%	85	**79**	- 7.1%
Median Sales Price*	$455,000	**$560,000**	+ 23.1%	$445,000	**$505,000**	+ 13.5%
Inventory of Homes for Sale	20	**9**	- 55.0%	--	--	--
Months Supply of Inventory	1.5	**0.6**	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	50	**24**	- 52.0%	54	**23**	- 57.4%
Percent of Original List Price Received*	98.3%	**103.9%**	+ 5.7%	97.9%	**105.7%**	+ 8.0%
New Listings	19	**15**	- 21.1%	108	**107**	- 0.9%

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

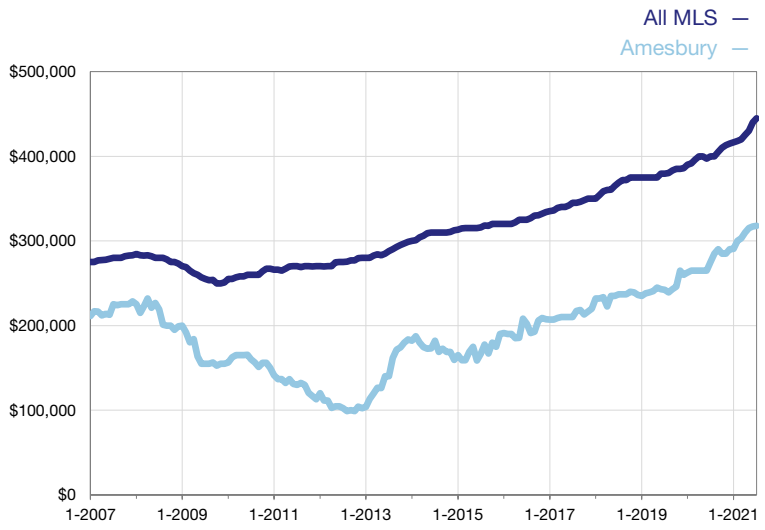
Condominium Properties	July			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	24	**23**	- 4.2%	80	**135**	+ 68.8%
Closed Sales	10	**21**	+ 110.0%	68	**99**	+ 45.6%
Median Sales Price*	$308,000	**$325,150**	+ 5.6%	$285,000	**$331,500**	+ 16.3%
Inventory of Homes for Sale	20	**12**	- 40.0%	--	--	--
Months Supply of Inventory	2.1	**0.8**	- 61.9%	--	--	--
Cumulative Days on Market Until Sale	83	**18**	- 78.3%	53	**36**	- 32.1%
Percent of Original List Price Received*	98.0%	**104.0%**	+ 6.1%	99.6%	**102.2%**	+ 2.6%
New Listings	21	**28**	+ 33.3%	92	**143**	+ 55.4%

* 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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