

Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amesbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	7	- 30.0%	20	21	+ 5.0%
Closed Sales	6	5	- 16.7%	18	14	- 22.2%
Median Sales Price*	\$337,500	\$439,000	+ 30.1%	\$420,000	\$478,500	+ 13.9%
Inventory of Homes for Sale	17	3	- 82.4%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	45	50	+ 11.1%	94	30	- 68.1%
Percent of Original List Price Received*	95.6%	99.7%	+ 4.3%	93.5%	103.5%	+ 10.7%
New Listings	11	5	- 54.5%	21	18	- 14.3%

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

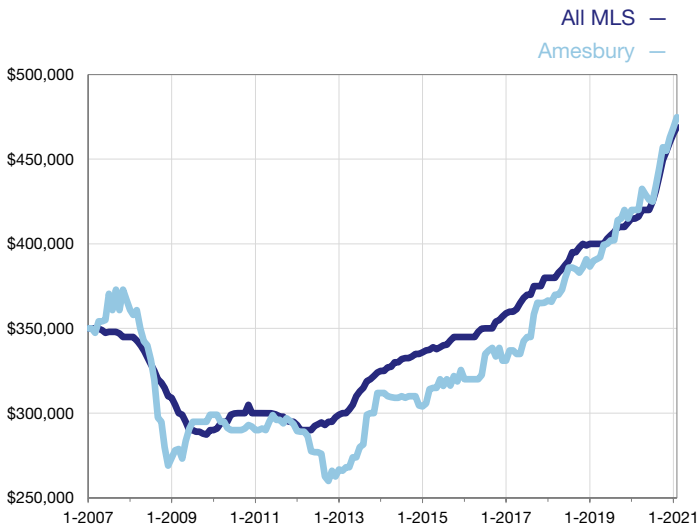
Condominium Properties

Key Metrics	February			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	29	+ 262.5%	16	41	+ 156.3%
Closed Sales	2	9	+ 350.0%	15	22	+ 46.7%
Median Sales Price*	\$490,000	\$520,000	+ 6.1%	\$290,000	\$381,950	+ 31.7%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	100	31	- 69.0%	61	29	- 52.5%
Percent of Original List Price Received*	97.4%	101.3%	+ 4.0%	97.5%	101.2%	+ 3.8%
New Listings	8	23	+ 187.5%	17	38	+ 123.5%

* 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

