

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amesbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	15	+ 114.3%	32	35	+ 9.4%
Closed Sales	9	8	- 11.1%	28	30	+ 7.1%
Median Sales Price*	\$615,000	\$575,000	- 6.5%	\$545,000	\$575,000	+ 5.5%
Inventory of Homes for Sale	16	5	- 68.8%	--	--	--
Months Supply of Inventory	1.5	0.4	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	24	17	- 29.2%	20	36	+ 80.0%
Percent of Original List Price Received*	110.1%	107.2%	- 2.6%	108.2%	101.5%	- 6.2%
New Listings	15	14	- 6.7%	42	38	- 9.5%

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

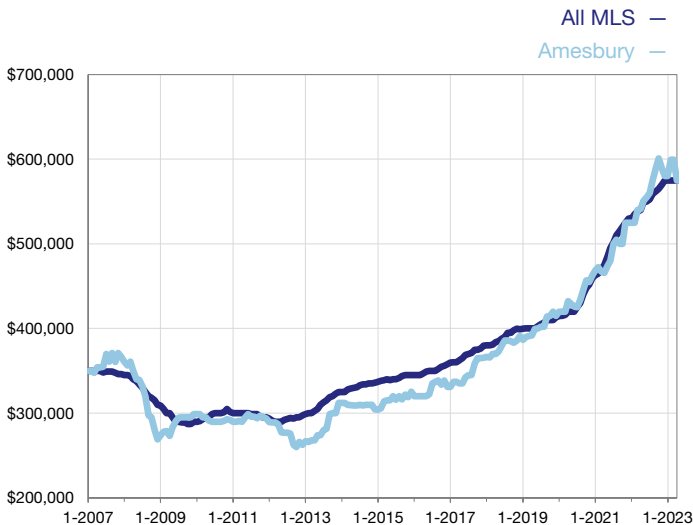
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	11	- 26.7%	42	41	- 2.4%
Closed Sales	11	8	- 27.3%	37	40	+ 8.1%
Median Sales Price*	\$405,163	\$417,450	+ 3.0%	\$430,000	\$469,450	+ 9.2%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	1.4	0.4	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	32	20	- 37.5%	32	89	+ 178.1%
Percent of Original List Price Received*	105.8%	104.7%	- 1.0%	104.7%	102.3%	- 2.3%
New Listings	19	8	- 57.9%	53	40	- 24.5%

* 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

