

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amesbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	8	- 42.9%	77	68	- 11.7%
Closed Sales	16	8	- 50.0%	72	64	- 11.1%
Median Sales Price*	\$587,500	\$580,000	- 1.3%	\$566,500	\$646,750	+ 14.2%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	19	19	0.0%	19	29	+ 52.6%
Percent of Original List Price Received*	104.0%	99.8%	- 4.0%	108.3%	102.8%	- 5.1%
New Listings	13	12	- 7.7%	95	75	- 21.1%

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

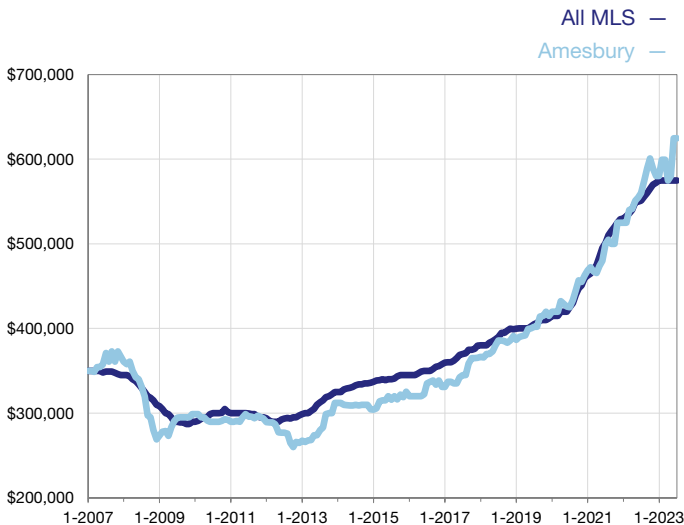
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	8	- 20.0%	73	66	- 9.6%
Closed Sales	9	8	- 11.1%	80	66	- 17.5%
Median Sales Price*	\$250,000	\$497,500	+ 99.0%	\$380,000	\$452,000	+ 18.9%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	43	11	- 74.4%	35	75	+ 114.3%
Percent of Original List Price Received*	102.8%	103.8%	+ 1.0%	104.6%	103.7%	- 0.9%
New Listings	12	7	- 41.7%	87	70	- 19.5%

* 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

