

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amesbury

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	11	- 35.3%	94	78	- 17.0%
Closed Sales	14	11	- 21.4%	86	76	- 11.6%
Median Sales Price*	\$688,500	<b>\$770,000</b>	+ 11.8%	\$578,500	<b>\$651,500</b>	+ 12.6%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	26	12	- 53.8%	20	26	+ 30.0%
Percent of Original List Price Received*	103.2%	<b>108.8%</b>	+ 5.4%	107.5%	<b>104.0%</b>	- 3.3%
New Listings	17	11	- 35.3%	112	86	- 23.2%

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

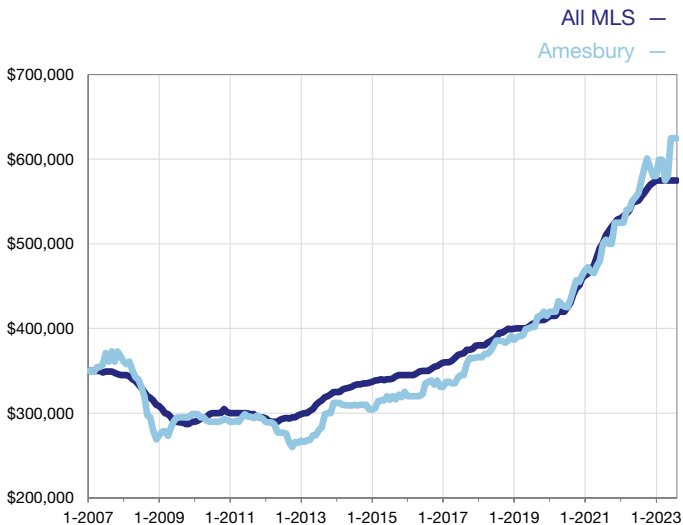
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	13	0.0%	86	75	- 12.8%
Closed Sales	14	11	- 21.4%	94	78	- 17.0%
Median Sales Price*	\$452,500	<b>\$565,000</b>	+ 24.9%	\$386,000	<b>\$452,000</b>	+ 17.1%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	35	32	- 8.6%	35	68	+ 94.3%
Percent of Original List Price Received*	104.2%	<b>106.8%</b>	+ 2.5%	104.5%	<b>104.1%</b>	- 0.4%
New Listings	14	12	- 14.3%	101	81	- 19.8%

\* 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

