

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amesbury

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	10	0.0%	116	95	- 18.1%
Closed Sales	12	12	0.0%	112	93	- 17.0%
Median Sales Price*	\$710,450	\$859,500	+ 21.0%	\$603,500	\$677,500	+ 12.3%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	41	22	- 46.3%	23	25	+ 8.7%
Percent of Original List Price Received*	100.9%	102.4%	+ 1.5%	106.5%	103.8%	- 2.5%
New Listings	15	6	- 60.0%	139	109	- 21.6%

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

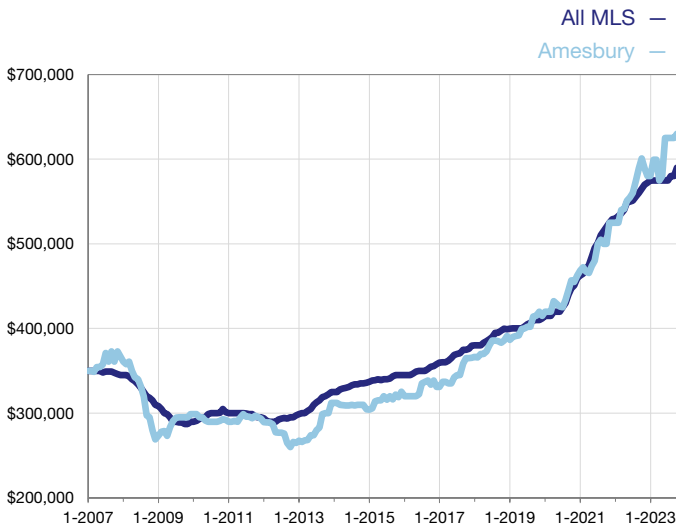
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	103	95	- 7.8%
Closed Sales	12	7	- 41.7%	115	95	- 17.4%
Median Sales Price*	\$593,470	\$505,000	- 14.9%	\$410,000	\$465,000	+ 13.4%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	59	18	- 69.5%	38	59	+ 55.3%
Percent of Original List Price Received*	101.9%	103.8%	+ 1.9%	104.0%	103.9%	- 0.1%
New Listings	12	11	- 8.3%	123	112	- 8.9%

* 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

