

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amesbury

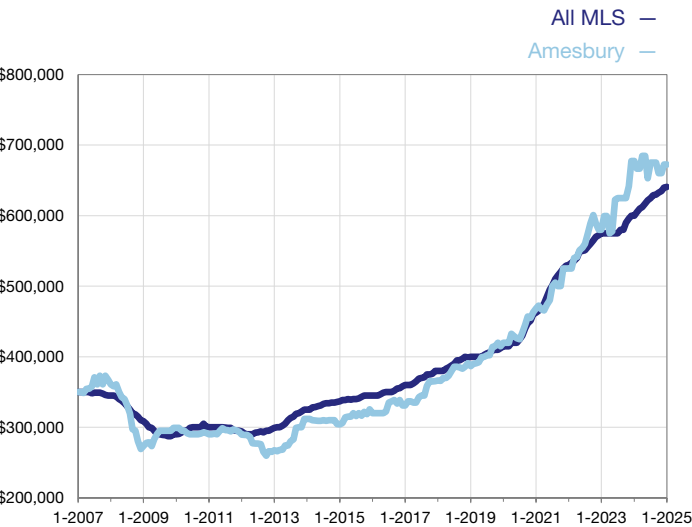
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	7	- 36.4%	11	7	- 36.4%
Closed Sales	4	6	+ 50.0%	4	6	+ 50.0%
Median Sales Price*	\$467,500	\$654,950	+ 40.1%	\$467,500	\$654,950	+ 40.1%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	19	21	+ 10.5%	19	21	+ 10.5%
Percent of Original List Price Received*	101.0%	100.9%	- 0.1%	101.0%	100.9%	- 0.1%
New Listings	6	8	+ 33.3%	6	8	+ 33.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	10	+ 233.3%	3	10	+ 233.3%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$436,888	\$475,000	+ 8.7%	\$436,888	\$475,000	+ 8.7%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	39	55	+ 41.0%	39	55	+ 41.0%
Percent of Original List Price Received*	98.9%	98.6%	- 0.3%	98.9%	98.6%	- 0.3%
New Listings	10	16	+ 60.0%	10	16	+ 60.0%

* 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

