

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amesbury

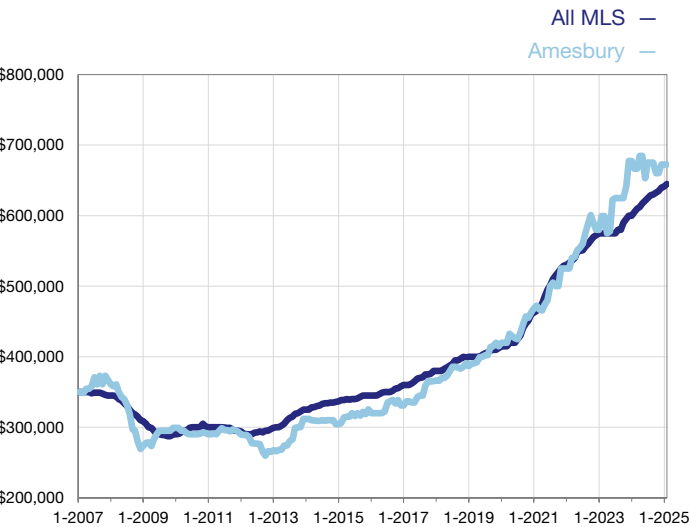
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				5	8	+ 60.0%	16	13	- 18.8%
Closed Sales				5	3	- 40.0%	9	9	0.0%
Median Sales Price*				\$656,000	\$660,000	+ 0.6%	\$630,000	\$660,000	+ 4.8%
Inventory of Homes for Sale				15	5	- 66.7%	--	--	--
Months Supply of Inventory				1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale				67	138	+ 106.0%	46	60	+ 30.4%
Percent of Original List Price Received*				101.1%	96.0%	- 5.0%	101.0%	99.3%	- 1.7%
New Listings				11	4	- 63.6%	17	12	- 29.4%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				8	7	- 12.5%	11	16	+ 45.5%
Closed Sales				7	11	+ 57.1%	14	16	+ 14.3%
Median Sales Price*				\$320,000	\$730,000	+ 128.1%	\$375,000	\$529,500	+ 41.2%
Inventory of Homes for Sale				11	10	- 9.1%	--	--	--
Months Supply of Inventory				1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale				32	40	+ 25.0%	36	45	+ 25.0%
Percent of Original List Price Received*				103.6%	103.5%	- 0.1%	101.3%	102.0%	+ 0.7%
New Listings				10	7	- 30.0%	20	23	+ 15.0%

* 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

