

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amesbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	20	14	- 30.0%	72	78	+ 8.3%
Closed Sales	12	21	+ 75.0%	56	69	+ 23.2%
Median Sales Price*	\$761,000	\$775,000	+ 1.8%	\$653,000	\$720,000	+ 10.3%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	30	22	- 26.7%	34	30	- 11.8%
Percent of Original List Price Received*	102.7%	100.1%	- 2.5%	103.5%	100.5%	- 2.9%
New Listings	15	10	- 33.3%	82	94	+ 14.6%

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

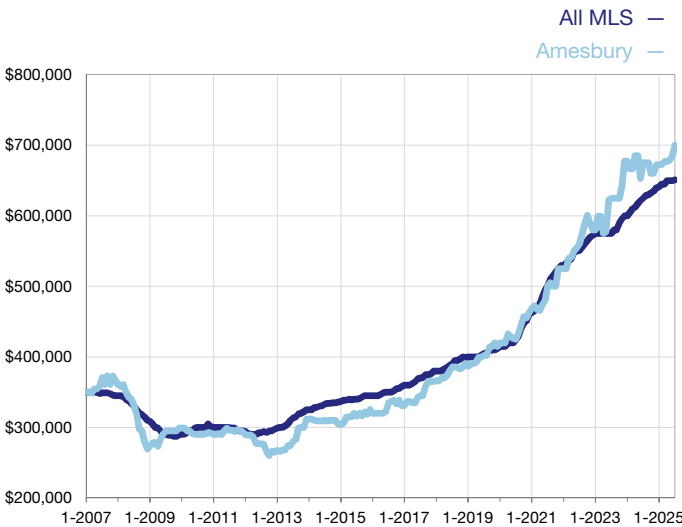
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	10	- 33.3%	73	66	- 9.6%
Closed Sales	13	7	- 46.2%	67	62	- 7.5%
Median Sales Price*	\$605,000	\$635,000	+ 5.0%	\$430,000	\$505,000	+ 17.4%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	37	39	+ 5.4%	30	33	+ 10.0%
Percent of Original List Price Received*	103.1%	97.7%	- 5.2%	102.5%	100.6%	- 1.9%
New Listings	18	14	- 22.2%	98	88	- 10.2%

* 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

