

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amesbury

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	6	- 14.3%	12	11	- 8.3%
Closed Sales	3	7	+ 133.3%	9	14	+ 55.6%
Median Sales Price*	\$660,000	<b>\$560,000</b>	- 15.2%	\$660,000	<b>\$647,500</b>	- 1.9%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.6	<b>0.5</b>	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	138	<b>37</b>	- 73.2%	60	<b>47</b>	- 21.7%
Percent of Original List Price Received*	96.0%	<b>98.9%</b>	+ 3.0%	99.3%	<b>93.7%</b>	- 5.6%
New Listings	4	2	- 50.0%	12	13	+ 8.3%

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

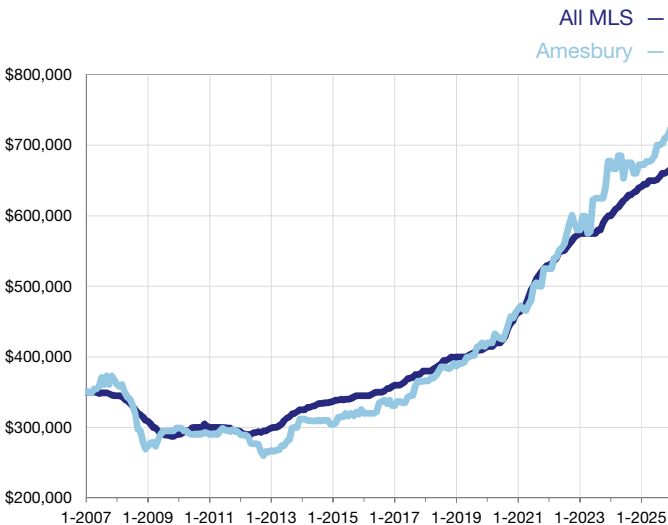
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	8	+ 60.0%	14	11	- 21.4%
Closed Sales	11	7	- 36.4%	16	18	+ 12.5%
Median Sales Price*	\$730,000	<b>\$425,000</b>	- 41.8%	\$529,500	<b>\$390,000</b>	- 26.3%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.5	<b>0.9</b>	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	40	<b>42</b>	+ 5.0%	45	<b>53</b>	+ 17.8%
Percent of Original List Price Received*	103.5%	<b>99.4%</b>	- 4.0%	102.0%	<b>96.9%</b>	- 5.0%
New Listings	7	3	- 57.1%	22	15	- 31.8%

\* 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

