

# Local Market Update – August 2026

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## Amesbury

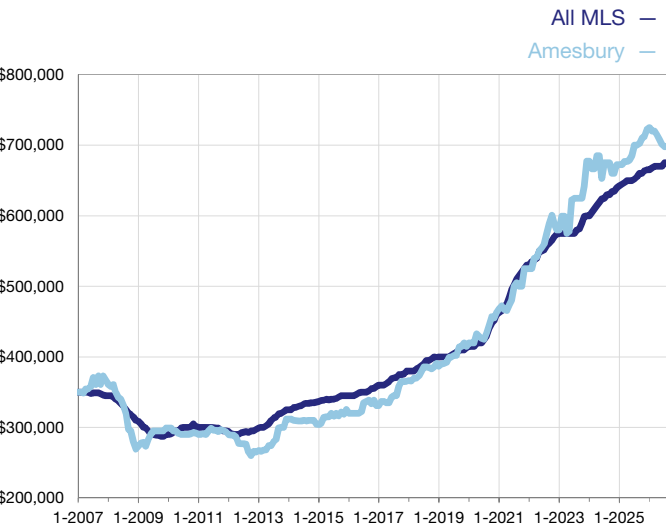
| Single-Family Properties                 | August    |           |         | Year to Date |           |        |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|--------|
|                                          | 2025      | 2026      | + / -   | 2025         | 2026      | + / -  |
| Key Metrics                              |           |           |         |              |           |        |
| Pending Sales                            | 16        | 14        | - 12.5% | 92           | 98        | + 6.5% |
| Closed Sales                             | 11        | 10        | - 9.1%  | 81           | 87        | + 7.4% |
| Median Sales Price*                      | \$759,500 | \$717,500 | - 5.5%  | \$730,000    | \$680,000 | - 6.8% |
| Inventory of Homes for Sale              | 21        | 19        | - 9.5%  | --           | --        | --     |
| Months Supply of Inventory               | 1.8       | 1.7       | - 5.6%  | --           | --        | --     |
| Cumulative Days on Market Until Sale     | 26        | 26        | 0.0%    | 29           | 28        | - 3.4% |
| Percent of Original List Price Received* | 101.1%    | 98.4%     | - 2.7%  | 100.6%       | 99.2%     | - 1.4% |
| New Listings                             | 15        | 13        | - 13.3% | 108          | 116       | + 7.4% |

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

| Condominium Properties                   | August    |           |         | Year to Date |           |         |
|------------------------------------------|-----------|-----------|---------|--------------|-----------|---------|
|                                          | 2025      | 2026      | + / -   | 2025         | 2026      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 14        | 9         | - 35.7% | 75           | 67        | - 10.7% |
| Closed Sales                             | 13        | 7         | - 46.2% | 75           | 71        | - 5.3%  |
| Median Sales Price*                      | \$565,000 | \$412,500 | - 27.0% | \$512,500    | \$424,000 | - 17.3% |
| Inventory of Homes for Sale              | 19        | 16        | - 15.8% | --           | --        | --      |
| Months Supply of Inventory               | 2.0       | 1.8       | - 10.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 44        | 45        | + 2.3%  | 35           | 48        | + 37.1% |
| Percent of Original List Price Received* | 96.8%     | 96.0%     | - 0.8%  | 100.0%       | 98.7%     | - 1.3%  |
| New Listings                             | 10        | 9         | - 10.0% | 98           | 86        | - 12.2% |

\* 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

