

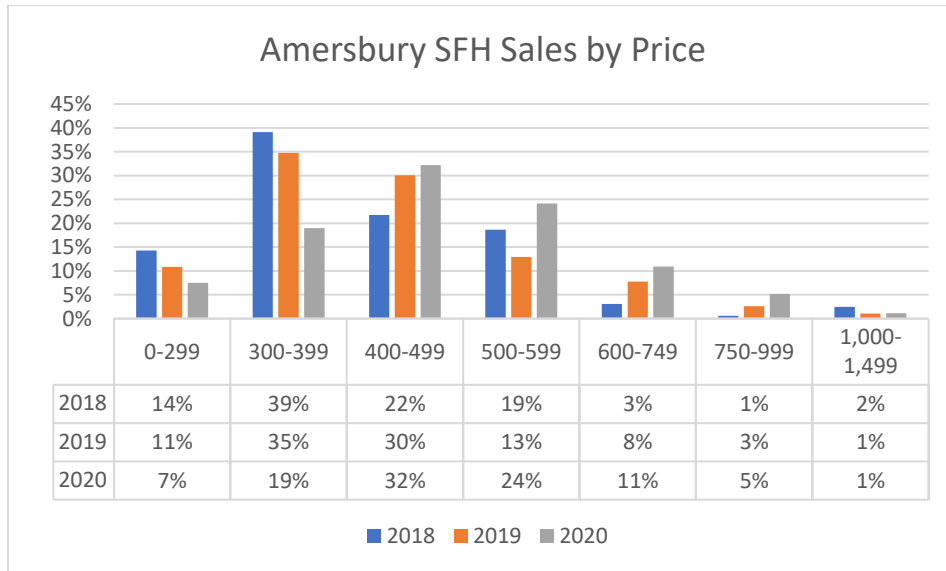
Amesbury 2020 Housing Market Review

Single Family Homes (SFH)

The median price of the SFHs sold in Amesbury in 2020 increased 12.3% to \$467,000. Sales dropped from 2019 but were in line with the average of recent years.

<u>SFH</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Change</u>
Q1	\$332,450	\$360,000	\$349,000	\$425,000	
Q2	\$369,900	\$387,000	\$427,500	\$439,900	
Q3	\$410,000	\$427,500	\$437,000	\$508,750	
Q4	\$360,000	\$385,500	\$398,000	\$472,500	
H1	\$350,000	\$384,000	\$401,500	\$436,450	8.7%
H2	\$390,000	\$402,500	\$420,000	\$480,000	14.3%
Year	\$370,000	\$399,000	\$416,000	\$467,000	12.3%
Sales Year	179	161	193	174	-9.8%

As the percentage of sales under \$400,000 dropped from 53% in 2018 to 46% in 2019 and to just 26% in 2020, so the median price moved from just under \$400,000 in 2018 to well over it in 2020.

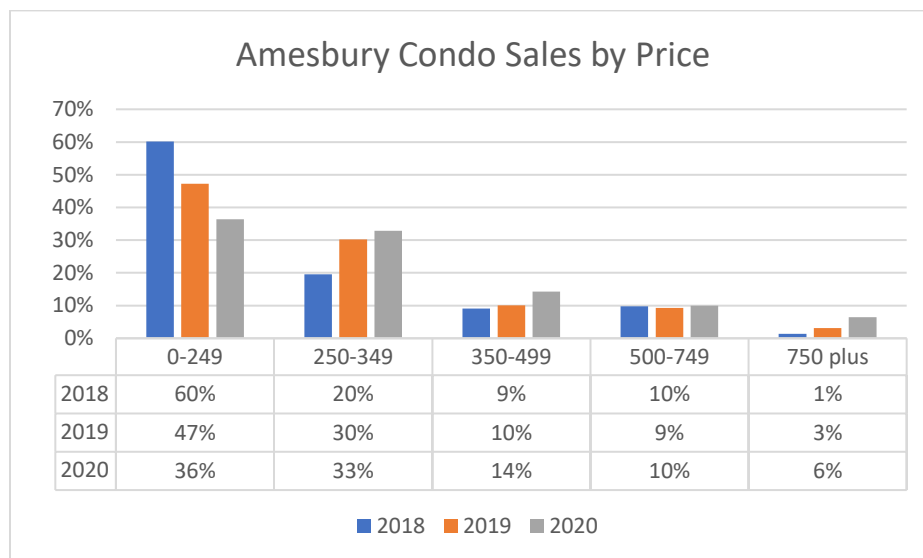


Condos

The median price of the Condos sold in Amesbury in 2020 increased 11.5% to \$290,000 (the large increase in H2 reflects the low number in Q3 2019).

As the percentage of sales under \$250,000 dropped from 60% in 2018 to 47% in 2019 and to just 36% in 2020, so the median price rose from under \$250,000 to over and to nearly \$300,000 in 2020.

<u>Condos</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>Change</u>
Q1	\$258,000	\$237,000	\$251,250	\$270,000	
Q2	\$217,400	\$247,914	\$279,000	\$285,000	
Q3	\$226,664	\$236,000	\$230,425	\$310,000	
Q4	\$237,500	\$235,000	\$284,900	\$272,000	
H1	\$219,950	\$240,000	\$265,000	\$285,000	7.5%
H2	\$235,000	\$235,500	\$238,250	\$300,000	25.9%
Year	\$233,500	\$237,000	\$260,000	\$290,000	11.5%
Sales Year	144	143	129	140	8.5%



Comment

The real estate market was hot throughout the second half of 2020 with record prices being set across the board, as the market rebounded strongly after the initial COVID-19 induced pause in March and April.

The desire by many people to move out of Boston and into the surrounding towns threw gasoline on the fire that was already burning as the result of record low inventories and record low mortgage rates. The national average cost of a 30-year Fixed-Rate Mortgage (FRM) dropped below 3% in early July and fell further to close the year at 2.67%.

Source: MLSPIN, OliverReportsMA.com

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