

# Q2 2020 AMESBURY



## TRENDS & INSIGHTS

Amesbury followed many of the same trends that Newburyport experienced in Q2 2020 – rising price per square foot and fewer closings due to the pandemic. As a less expensive alternative to Newburyport, prices in Amesbury are attractive to both first time homebuyers looking to take advantage of everything the North Shore has to offer, as well as developers looking to purchase land for condominium and multifamily construction. Prices have steadily increased since Q4 2019, and, although there was a 32.8% decline in number of units closed, Amesbury’s low price point will draw buyers in, and there should be a rebound in total units closed in Q3 2020.

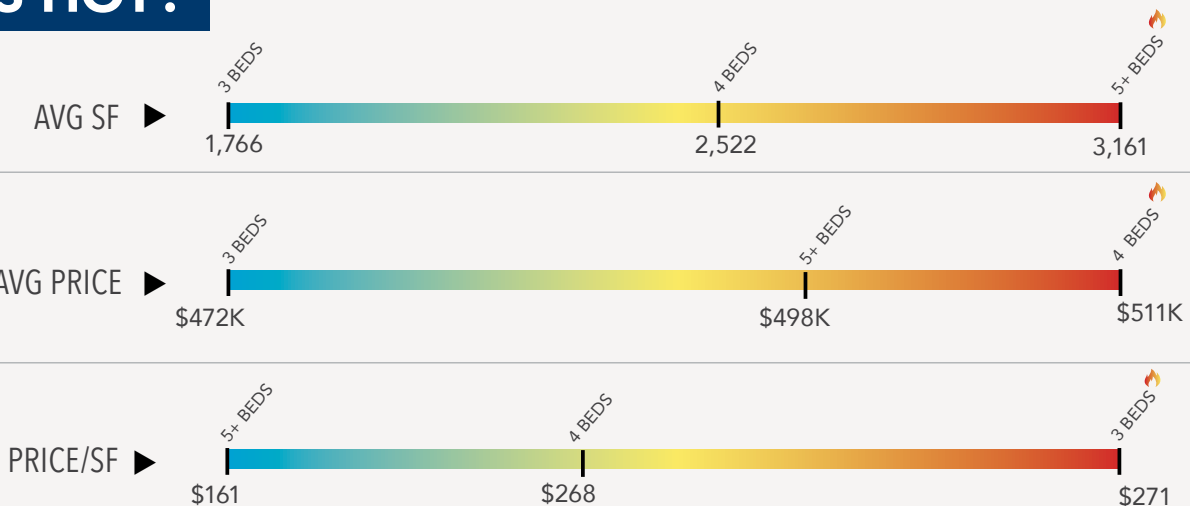


The condo market in Amesbury has been active in Q2, and will continue to grow going into Q3 2020. One large site that will the market in Q3 2020 is The Village at Bailey’s Pond – 96 townhomes starting in the mid \$500,000s and all have 3 bedrooms/2.5 bathrooms and two garage parking spaces.

- Other notable condo projects: Hatter’s Point- an age restricted community on the Merrimack river with only five units remaining for \$3,267,500 and included nine garage parking spaces on five acres of land.



## WHAT'S HOT?



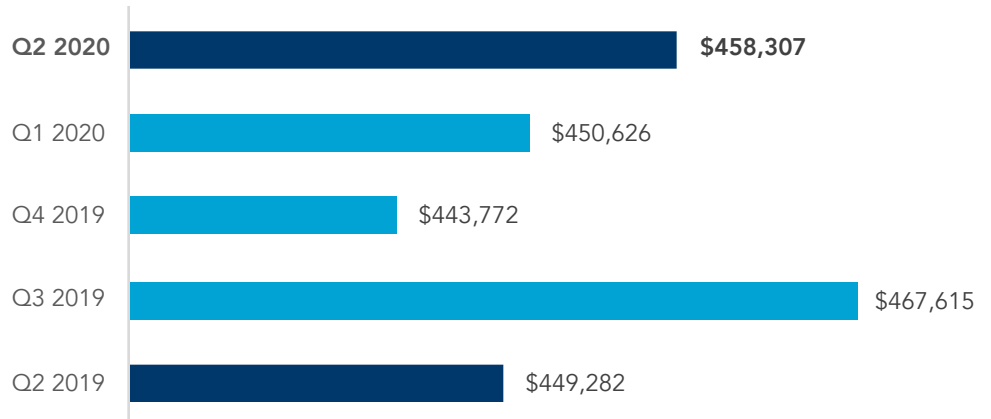
## AVERAGE SALES PRICE



↑ 2%

YEAR OVER YEAR

**\$9,025**  
INCREASE



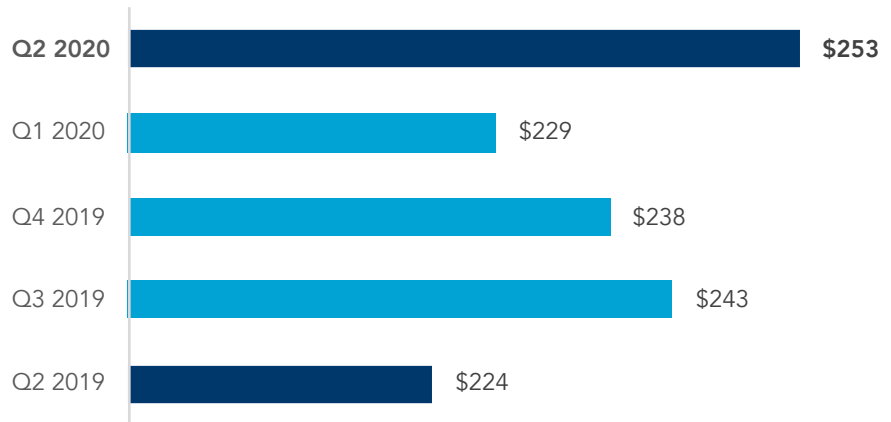
## AVERAGE COST PER SQ FT



↑ 12.9%

YEAR OVER YEAR

**\$29**  
INCREASE



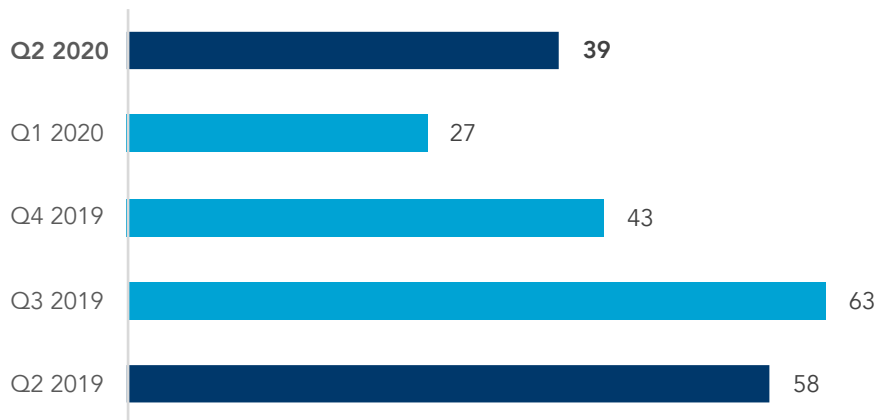
## NUMBER OF CLOSINGS



↓ 32.8%

YEAR OVER YEAR

**19 UNIT**  
DECREASE



*Note: Data is sourced from MLS, Single Family only*