

Amesbury 01913

ZIP code · MA · Massachusetts > Essex County > Amesbury

BALANCED MARKET

\$582K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

260

SALES (12 MO)

\$597K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



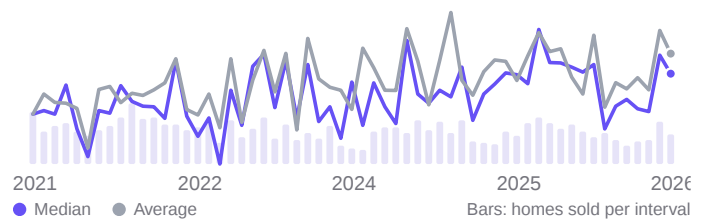
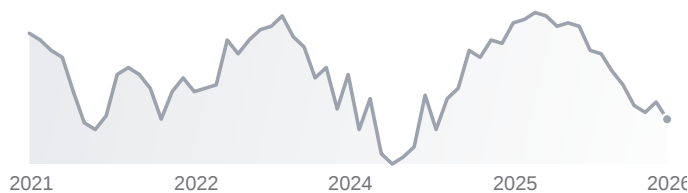
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$600K · Average \$654K

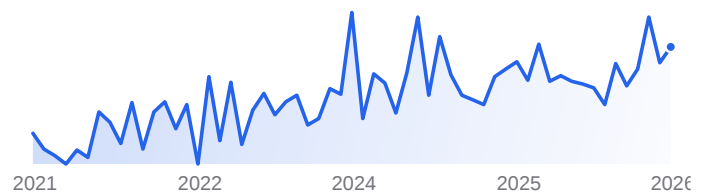
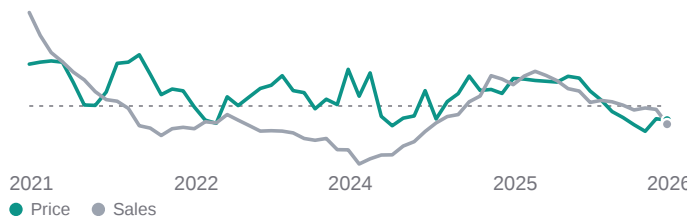


Growth (year over year)

Price -7.6% · Sales -9.7%

Price per square foot

\$401/ft²

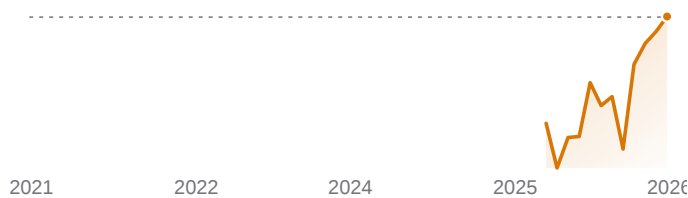


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

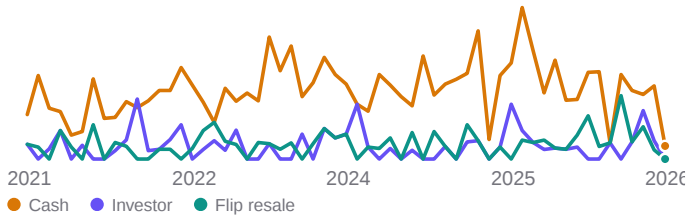
4.5%



BUYERS & OUTCOMES

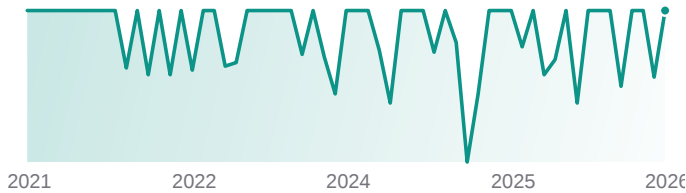
Buyer mix

Cash 4.8% · Investor 0% · Flip resale 0%



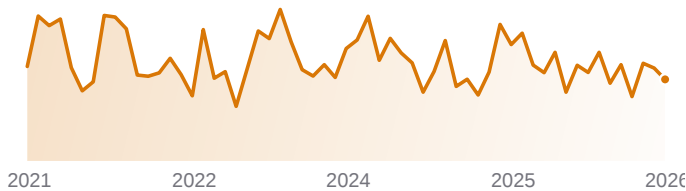
Sellers who sold at a gain

100%

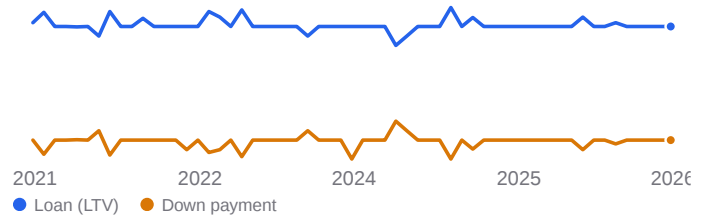


Median annualized return at resale

+5.3%

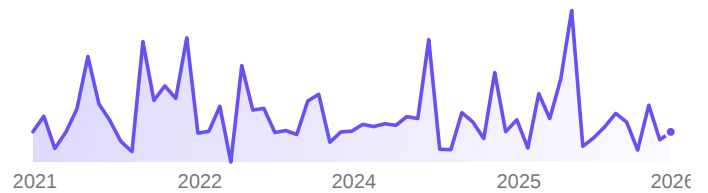


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



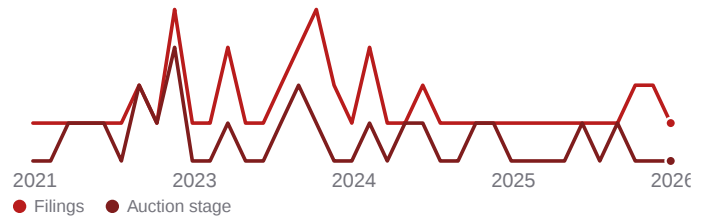
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,770
Median value (AVM)	\$597K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1968
Single family	61%
Condos	30%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	83%
Company owned	19%
Median loan-to-value	44%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	17,658
Density	1,285 / mi²
Median household income	\$98K
Average household income	\$119K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	96
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	7.2%
Unemployment	1.4%
Average temp	49°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.