

Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	7	7	0.0%	137	128	- 6.6%
Closed Sales	14	8	- 42.9%	127	117	- 7.9%
Median Sales Price*	\$304,100	\$293,125	- 3.6%	\$333,000	\$330,000	- 0.9%
Inventory of Homes for Sale	68	55	- 19.1%	--	--	--
Months Supply of Inventory	6.0	5.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	134	96	- 28.4%	117	110	- 6.0%
Percent of Original List Price Received*	94.3%	90.8%	- 3.7%	93.8%	95.1%	+ 1.4%
New Listings	7	6	- 14.3%	196	192	- 2.0%

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

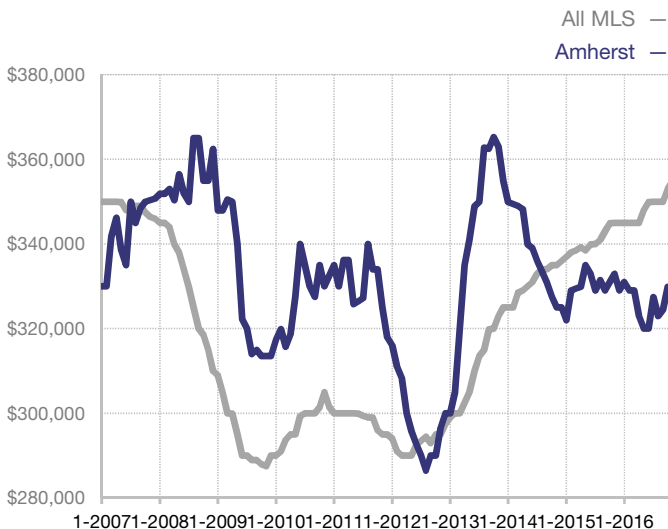
Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	3	6	+ 100.0%	47	60	+ 27.7%
Closed Sales	1	5	+ 400.0%	50	56	+ 12.0%
Median Sales Price*	\$319,000	\$199,500	- 37.5%	\$188,500	\$168,800	- 10.5%
Inventory of Homes for Sale	54	21	- 61.1%	--	--	--
Months Supply of Inventory	12.5	4.3	- 65.6%	--	--	--
Cumulative Days on Market Until Sale	29	166	+ 472.4%	164	127	- 22.6%
Percent of Original List Price Received*	100.0%	94.6%	- 5.4%	94.8%	97.4%	+ 2.7%
New Listings	10	9	- 10.0%	106	71	- 33.0%

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

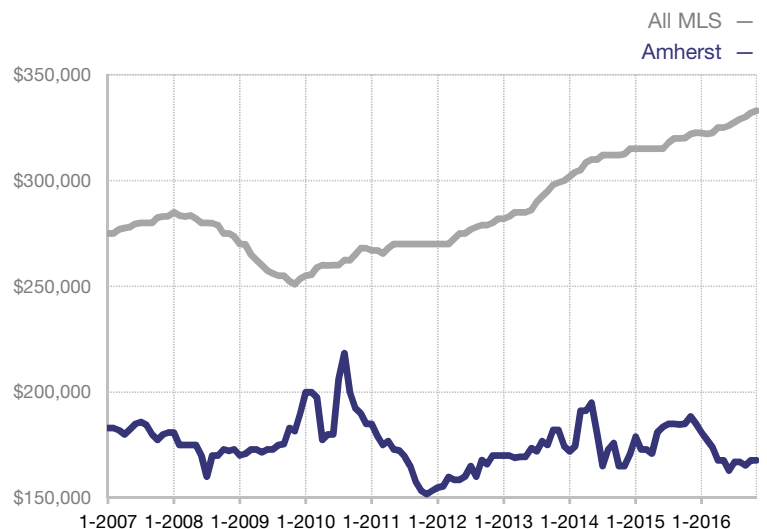
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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