

Local Market Update – June 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	18	25	+ 38.9%	88	112	+ 27.3%
Closed Sales	21	28	+ 33.3%	63	81	+ 28.6%
Median Sales Price*	\$346,000	\$450,000	+ 30.1%	\$346,000	\$397,000	+ 14.7%
Inventory of Homes for Sale	72	69	- 4.2%	--	--	--
Months Supply of Inventory	6.4	4.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	66	79	+ 19.7%	111	88	- 20.7%
Percent of Original List Price Received*	95.1%	97.1%	+ 2.1%	95.2%	96.3%	+ 1.2%
New Listings	26	27	+ 3.8%	124	154	+ 24.2%

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

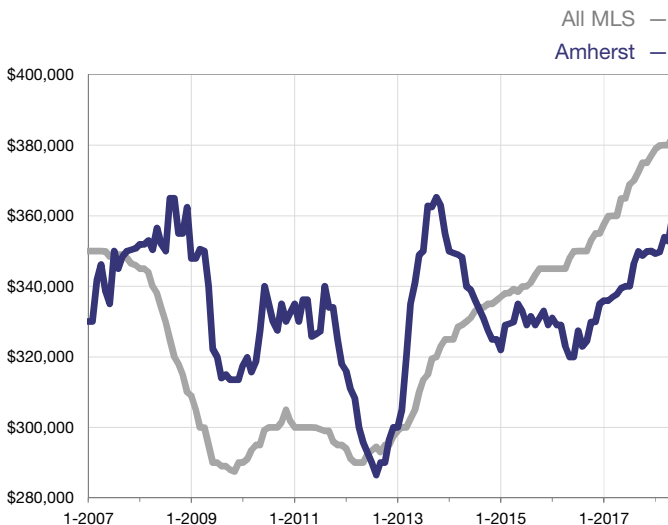
Condominium Properties

Key Metrics	June			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	11	+ 266.7%	30	45	+ 50.0%
Closed Sales	5	13	+ 160.0%	23	31	+ 34.8%
Median Sales Price*	\$233,500	\$189,670	- 18.8%	\$180,000	\$179,900	- 0.1%
Inventory of Homes for Sale	28	10	- 64.3%	--	--	--
Months Supply of Inventory	6.0	1.5	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	93	156	+ 67.7%	127	124	- 2.4%
Percent of Original List Price Received*	94.0%	96.7%	+ 2.9%	96.9%	96.4%	- 0.5%
New Listings	11	12	+ 9.1%	52	43	- 17.3%

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

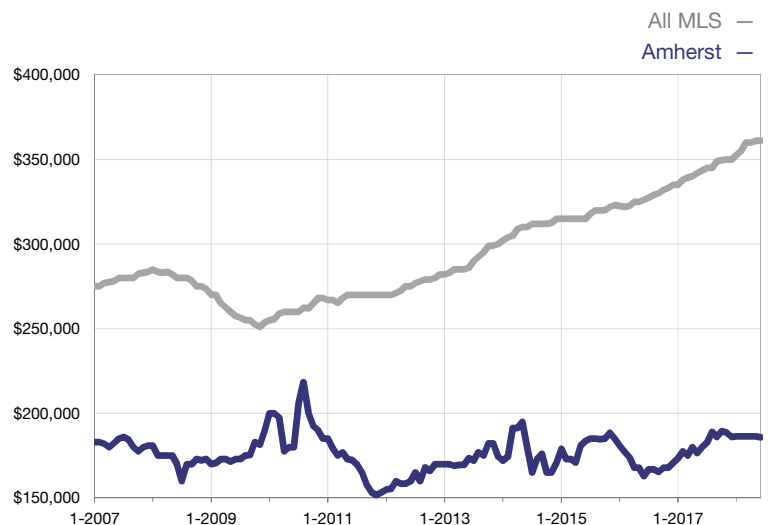
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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