

# Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

### Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	17	15	- 11.8%	105	124	+ 18.1%
Closed Sales	22	28	+ 27.3%	85	109	+ 28.2%
Median Sales Price*	\$405,000	<b>\$389,500</b>	- 3.8%	\$362,000	<b>\$395,000</b>	+ 9.1%
Inventory of Homes for Sale	68	72	+ 5.9%	--	--	--
Months Supply of Inventory	6.3	4.9	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	80	87	+ 8.7%	103	88	- 14.6%
Percent of Original List Price Received*	97.2%	<b>97.2%</b>	0.0%	95.7%	<b>96.6%</b>	+ 0.9%
New Listings	18	23	+ 27.8%	142	177	+ 24.6%

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

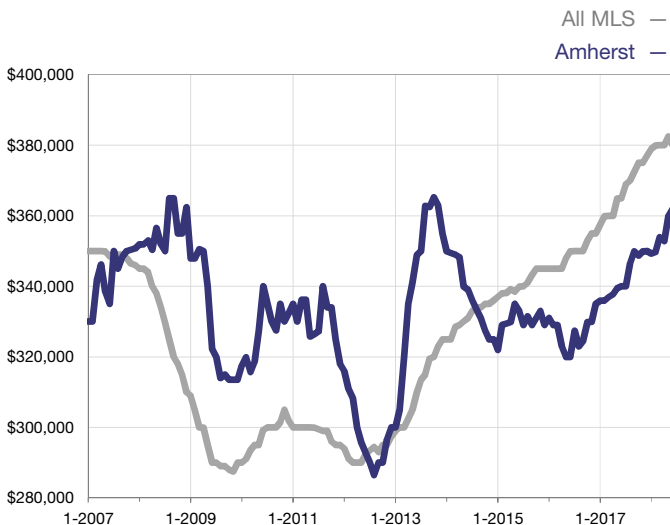
### Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	8	13	+ 62.5%	38	54	+ 42.1%
Closed Sales	11	9	- 18.2%	34	39	+ 14.7%
Median Sales Price*	\$215,000	<b>\$175,000</b>	- 18.6%	\$187,000	<b>\$179,900</b>	- 3.8%
Inventory of Homes for Sale	29	13	- 55.2%	--	--	--
Months Supply of Inventory	5.9	2.0	- 66.1%	--	--	--
Cumulative Days on Market Until Sale	98	89	- 9.2%	118	110	- 6.8%
Percent of Original List Price Received*	97.1%	<b>97.4%</b>	+ 0.3%	97.0%	<b>96.7%</b>	- 0.3%
New Listings	11	14	+ 27.3%	63	56	- 11.1%

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

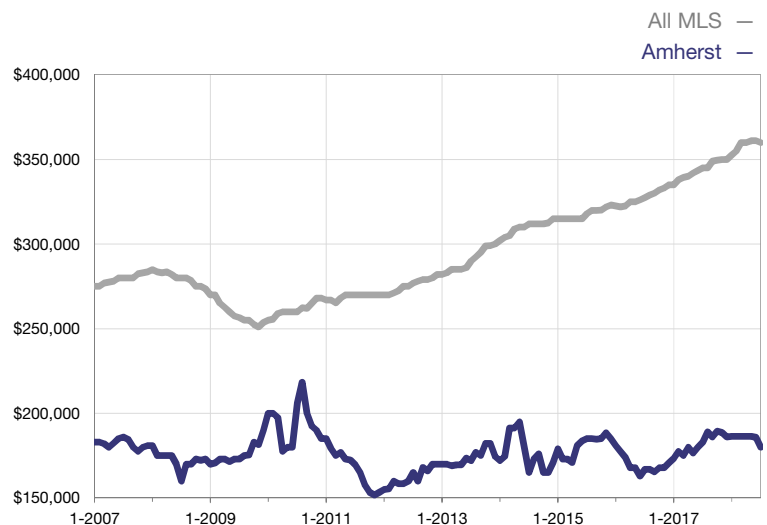
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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