Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Amherst

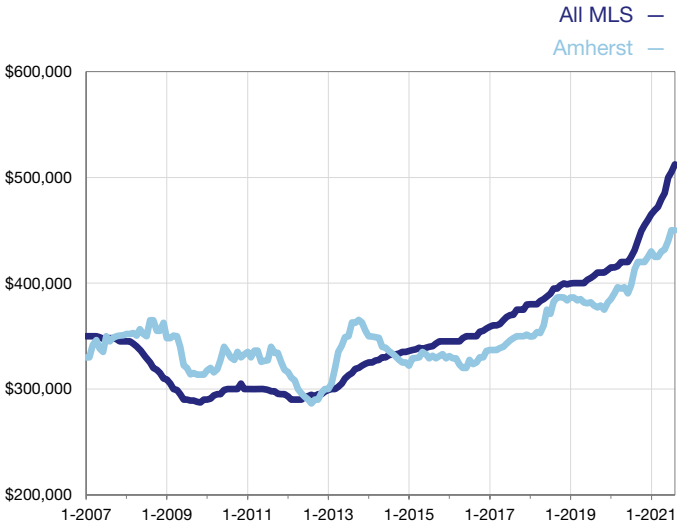
Single-Family Properties	August			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	17	**12**	- 29.4%	115	**111**	- 3.5%
Closed Sales	23	**20**	- 13.0%	96	**111**	+ 15.6%
Median Sales Price*	$445,000	**$450,000**	+ 1.1%	$427,500	**$453,000**	+ 6.0%
Inventory of Homes for Sale	38	**10**	- 73.7%	--	--	--
Months Supply of Inventory	3.2	**0.7**	- 78.1%	--	--	--
Cumulative Days on Market Until Sale	69	**40**	- 42.0%	105	**52**	- 50.5%
Percent of Original List Price Received*	96.6%	**100.4%**	+ 3.9%	95.3%	**101.3%**	+ 6.3%
New Listings	18	**12**	- 33.3%	138	**116**	- 15.9%

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

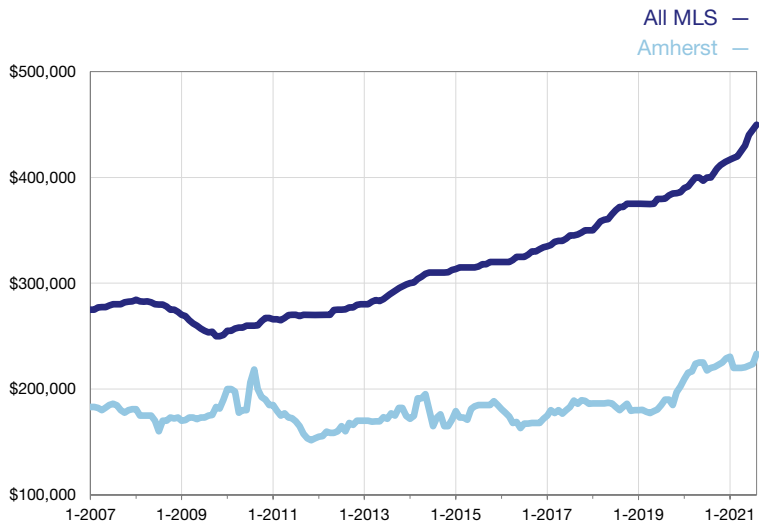
Condominium Properties	August			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	1	**8**	+ 700.0%	37	**51**	+ 37.8%
Closed Sales	9	**11**	+ 22.2%	34	**46**	+ 35.3%
Median Sales Price*	$220,000	**$235,000**	+ 6.8%	$220,000	**$223,500**	+ 1.6%
Inventory of Homes for Sale	7	**1**	- 85.7%	--	--	--
Months Supply of Inventory	1.5	**0.2**	- 86.7%	--	--	--
Cumulative Days on Market Until Sale	75	**36**	- 52.0%	70	**31**	- 55.7%
Percent of Original List Price Received*	94.1%	**101.7%**	+ 8.1%	97.2%	**101.1%**	+ 4.0%
New Listings	2	**5**	+ 150.0%	41	**48**	+ 17.1%

* 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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