

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	13	+ 30.0%	109	101	- 7.3%
Closed Sales	20	17	- 15.0%	111	101	- 9.0%
Median Sales Price*	\$450,000	\$515,000	+ 14.4%	\$453,000	\$518,000	+ 14.3%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	40	22	- 45.0%	52	28	- 46.2%
Percent of Original List Price Received*	100.4%	104.0%	+ 3.6%	101.3%	105.2%	+ 3.8%
New Listings	12	14	+ 16.7%	118	117	- 0.8%

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

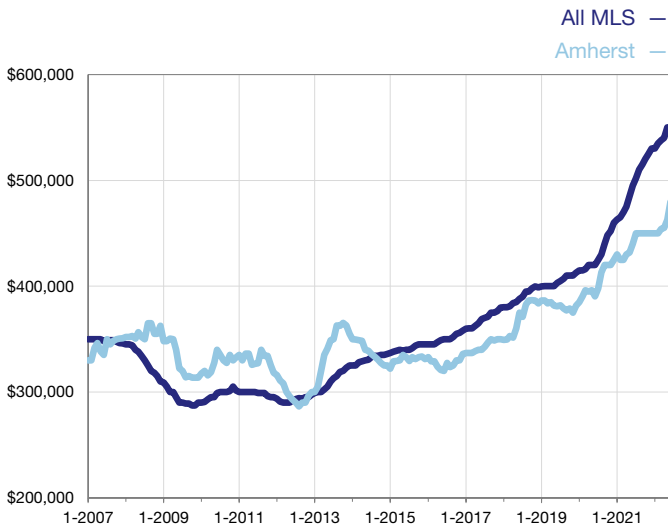
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	8	5	- 37.5%	47	28	- 40.4%
Closed Sales	11	4	- 63.6%	46	34	- 26.1%
Median Sales Price*	\$235,000	\$302,500	+ 28.7%	\$223,500	\$268,000	+ 19.9%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	0.9	0.2	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	36	26	- 27.8%	31	23	- 25.8%
Percent of Original List Price Received*	101.7%	103.6%	+ 1.9%	101.1%	106.5%	+ 5.3%
New Listings	5	2	- 60.0%	48	31	- 35.4%

* 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

