

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	5	- 50.0%	155	145	- 6.5%
Closed Sales	6	7	+ 16.7%	155	155	0.0%
Median Sales Price*	\$488,250	\$487,000	- 0.3%	\$450,000	\$503,460	+ 11.9%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	32	27	- 15.6%	46	29	- 37.0%
Percent of Original List Price Received*	98.4%	99.5%	+ 1.1%	100.8%	102.6%	+ 1.8%
New Listings	5	7	+ 40.0%	161	161	0.0%

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

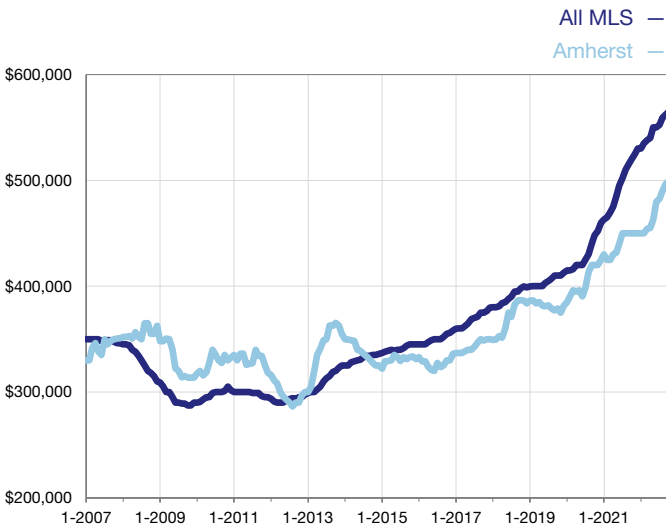
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	2	- 60.0%	71	40	- 43.7%
Closed Sales	4	3	- 25.0%	67	47	- 29.9%
Median Sales Price*	\$196,500	\$255,000	+ 29.8%	\$225,000	\$260,000	+ 15.6%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	1.2	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	34	16	- 52.9%	30	22	- 26.7%
Percent of Original List Price Received*	100.2%	109.5%	+ 9.3%	101.8%	106.0%	+ 4.1%
New Listings	4	4	0.0%	70	46	- 34.3%

* 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

