

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	6	6	0.0%
Closed Sales	9	3	- 66.7%	9	3	- 66.7%
Median Sales Price*	\$420,000	\$408,000	- 2.9%	\$420,000	\$408,000	- 2.9%
Inventory of Homes for Sale	12	10	- 16.7%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	21	55	+ 161.9%	21	55	+ 161.9%
Percent of Original List Price Received*	102.5%	98.7%	- 3.7%	102.5%	98.7%	- 3.7%
New Listings	11	8	- 27.3%	11	8	- 27.3%

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

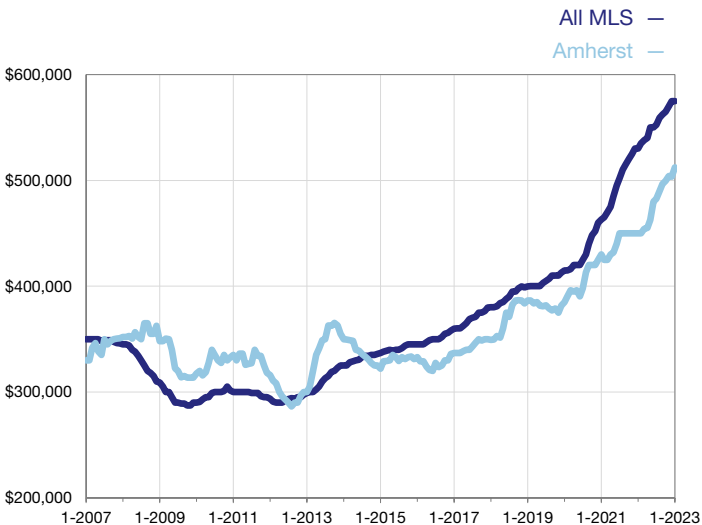
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	1	3	+ 200.0%
Closed Sales	7	2	- 71.4%	7	2	- 71.4%
Median Sales Price*	\$260,000	\$412,500	+ 58.7%	\$260,000	\$412,500	+ 58.7%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.2	0.3	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	17	89	+ 423.5%	17	89	+ 423.5%
Percent of Original List Price Received*	103.3%	91.4%	- 11.5%	103.3%	91.4%	- 11.5%
New Listings	1	1	0.0%	1	1	0.0%

* 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

