

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	11	- 15.4%	121	95	- 21.5%
Closed Sales	29	19	- 34.5%	110	86	- 21.8%
Median Sales Price*	\$389,000	\$396,000	+ 1.8%	\$395,000	\$406,250	+ 2.8%
Inventory of Homes for Sale	78	63	- 19.2%	--	--	--
Months Supply of Inventory	5.3	5.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	85	91	+ 7.1%	88	112	+ 27.3%
Percent of Original List Price Received*	97.2%	94.8%	- 2.5%	96.6%	94.5%	- 2.2%
New Listings	23	22	- 4.3%	177	145	- 18.1%

* 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		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	12	4	- 66.7%	53	37	- 30.2%
Closed Sales	9	6	- 33.3%	39	32	- 17.9%
Median Sales Price*	\$175,000	\$227,950	+ 30.3%	\$179,900	\$195,000	+ 8.4%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	89	52	- 41.6%	110	73	- 33.6%
Percent of Original List Price Received*	97.4%	97.3%	- 0.1%	96.7%	96.3%	- 0.4%
New Listings	14	9	- 35.7%	56	44	- 21.4%

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

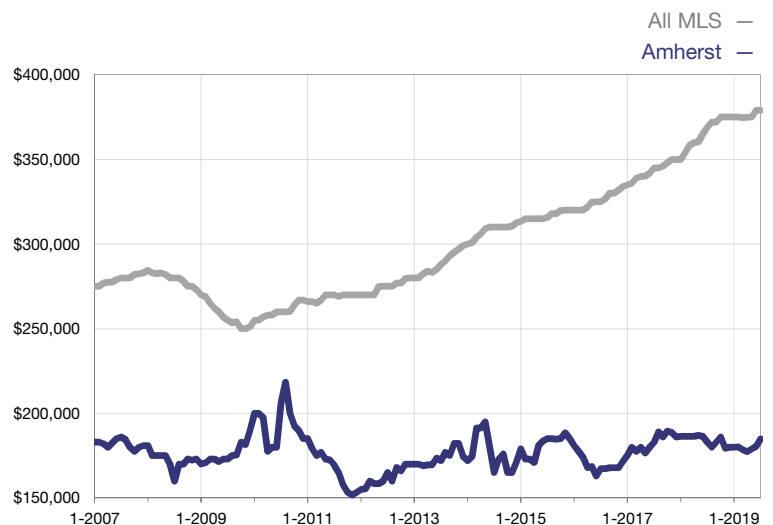
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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