

Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	18	+ 157.1%	144	144	0.0%
Closed Sales	8	19	+ 137.5%	150	134	- 10.7%
Median Sales Price*	\$340,000	\$347,500	+ 2.2%	\$390,000	\$383,500	- 1.7%
Inventory of Homes for Sale	63	53	- 15.9%	--	--	--
Months Supply of Inventory	4.3	4.2	- 2.3%	--	--	--
Cumulative Days on Market Until Sale	117	55	- 53.0%	94	99	+ 5.3%
Percent of Original List Price Received*	90.5%	94.6%	+ 4.5%	95.7%	94.5%	- 1.3%
New Listings	14	17	+ 21.4%	204	196	- 3.9%

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

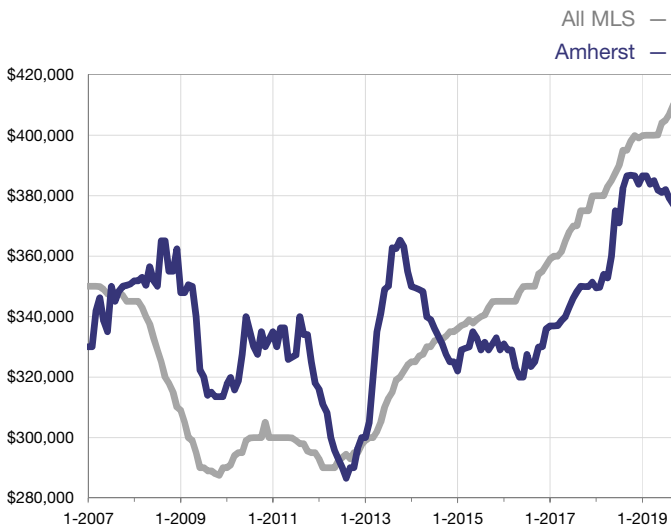
Condominium Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	9	0.0%	69	54	- 21.7%
Closed Sales	5	5	0.0%	61	48	- 21.3%
Median Sales Price*	\$233,000	\$225,000	- 3.4%	\$189,500	\$202,450	+ 6.8%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	17	49	+ 188.2%	97	64	- 34.0%
Percent of Original List Price Received*	98.4%	96.6%	- 1.8%	97.3%	96.9%	- 0.4%
New Listings	6	7	+ 16.7%	76	59	- 22.4%

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

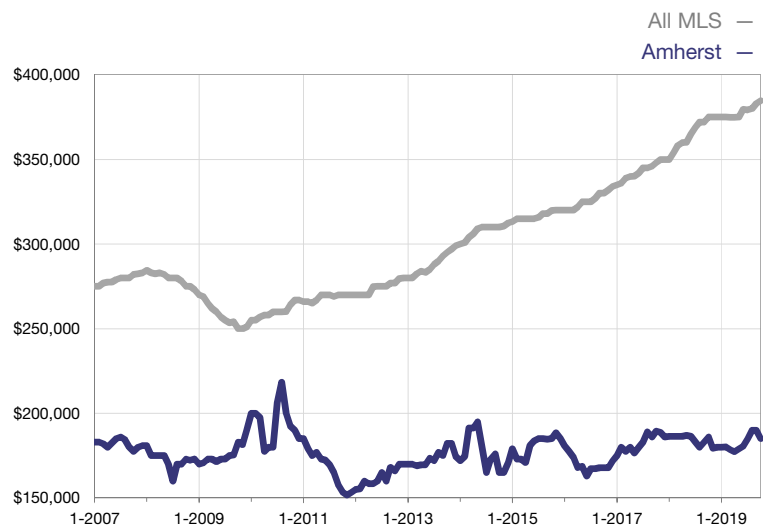
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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