

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	15	+ 150.0%	47	51	+ 8.5%
Closed Sales	9	13	+ 44.4%	30	40	+ 33.3%
Median Sales Price*	\$425,000	\$477,000	+ 12.2%	\$423,500	\$449,000	+ 6.0%
Inventory of Homes for Sale	49	11	- 77.6%	--	--	--
Months Supply of Inventory	3.8	0.8	- 78.9%	--	--	--
Cumulative Days on Market Until Sale	79	58	- 26.6%	131	80	- 38.9%
Percent of Original List Price Received*	96.8%	100.7%	+ 4.0%	94.3%	98.6%	+ 4.6%
New Listings	8	19	+ 137.5%	70	54	- 22.9%

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

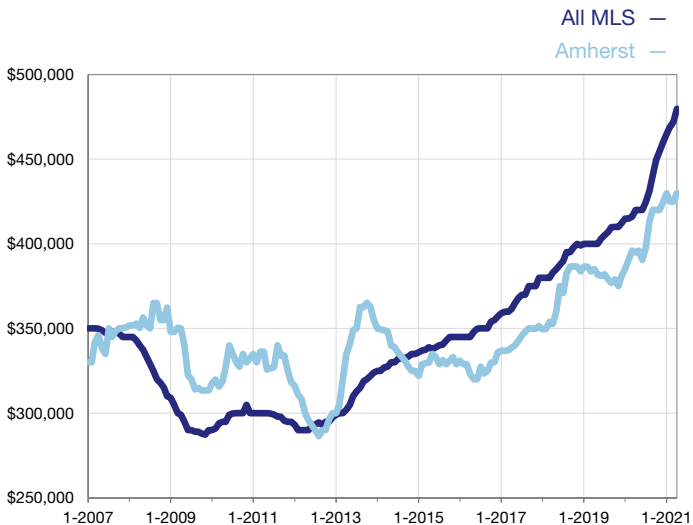
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	7	+ 250.0%	15	24	+ 60.0%
Closed Sales	4	4	0.0%	10	18	+ 80.0%
Median Sales Price*	\$209,500	\$217,250	+ 3.7%	\$245,000	\$206,250	- 15.8%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	19	7	- 63.2%	45	28	- 37.8%
Percent of Original List Price Received*	100.7%	104.9%	+ 4.2%	98.4%	99.3%	+ 0.9%
New Listings	1	3	+ 200.0%	18	21	+ 16.7%

* 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

