

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	18	+ 38.5%	60	69	+ 15.0%
Closed Sales	19	14	- 26.3%	49	54	+ 10.2%
Median Sales Price*	\$435,000	\$454,250	+ 4.4%	\$425,000	\$453,250	+ 6.6%
Inventory of Homes for Sale	44	7	- 84.1%	--	--	--
Months Supply of Inventory	3.4	0.5	- 85.3%	--	--	--
Cumulative Days on Market Until Sale	146	40	- 72.6%	137	69	- 49.6%
Percent of Original List Price Received*	93.7%	103.6%	+ 10.6%	94.1%	99.9%	+ 6.2%
New Listings	12	15	+ 25.0%	82	69	- 15.9%

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

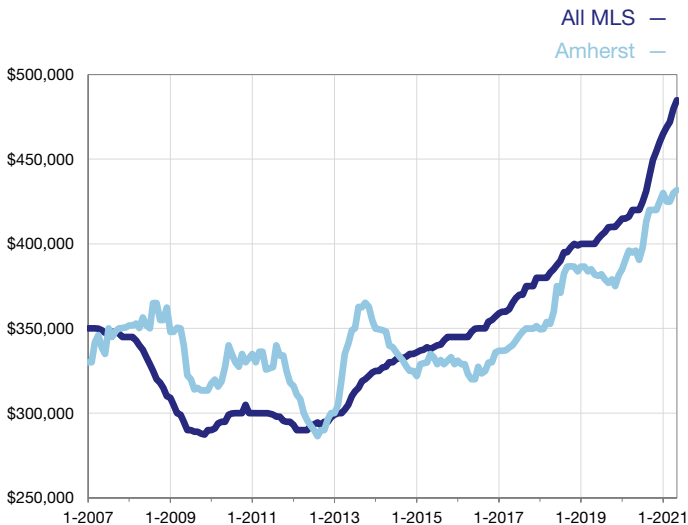
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	8	--	15	32	+ 113.3%
Closed Sales	5	7	+ 40.0%	15	25	+ 66.7%
Median Sales Price*	\$228,000	\$240,000	+ 5.3%	\$230,000	\$220,000	- 4.3%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	2.6	0.6	- 76.9%	--	--	--
Cumulative Days on Market Until Sale	22	34	+ 54.5%	37	30	- 18.9%
Percent of Original List Price Received*	100.3%	102.5%	+ 2.2%	99.0%	100.2%	+ 1.2%
New Listings	5	8	+ 60.0%	23	29	+ 26.1%

* 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

