

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	145	142	- 2.1%
Closed Sales	18	24	+ 33.3%	149	148	- 0.7%
Median Sales Price*	\$441,000	\$501,730	+ 13.8%	\$450,000	\$507,500	+ 12.8%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	47	29	- 38.3%
Percent of Original List Price Received*	101.0%	97.7%	- 3.3%	100.9%	102.8%	+ 1.9%
New Listings	8	4	- 50.0%	156	155	- 0.6%

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

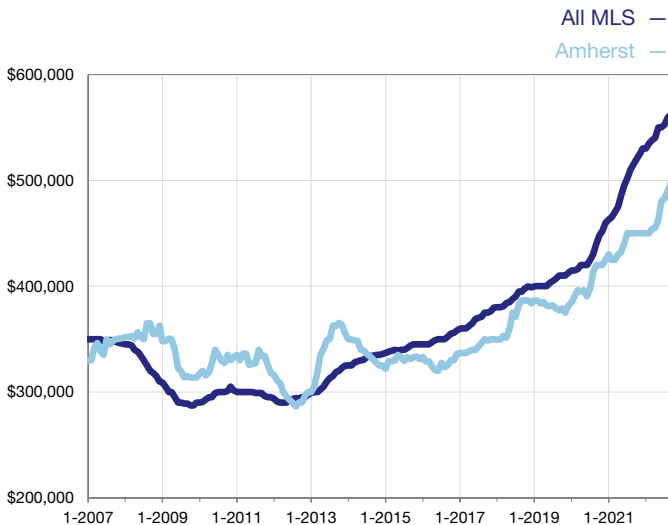
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	66	38	- 42.4%
Closed Sales	2	3	+ 50.0%	63	44	- 30.2%
Median Sales Price*	\$312,500	\$240,000	- 23.2%	\$225,000	\$260,000	+ 15.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	45	38	- 15.6%	29	23	- 20.7%
Percent of Original List Price Received*	101.2%	93.6%	- 7.5%	101.9%	105.8%	+ 3.8%
New Listings	1	3	+ 200.0%	66	42	- 36.4%

* 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

