

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	10	- 9.1%	17	14	- 17.6%
Closed Sales	6	4	- 33.3%	15	7	- 53.3%
Median Sales Price*	\$478,500	\$625,000	+ 30.6%	\$420,000	\$423,000	+ 0.7%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	40	51	+ 27.5%	28	53	+ 89.3%
Percent of Original List Price Received*	95.7%	98.8%	+ 3.2%	99.8%	98.8%	- 1.0%
New Listings	8	8	0.0%	19	16	- 15.8%

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

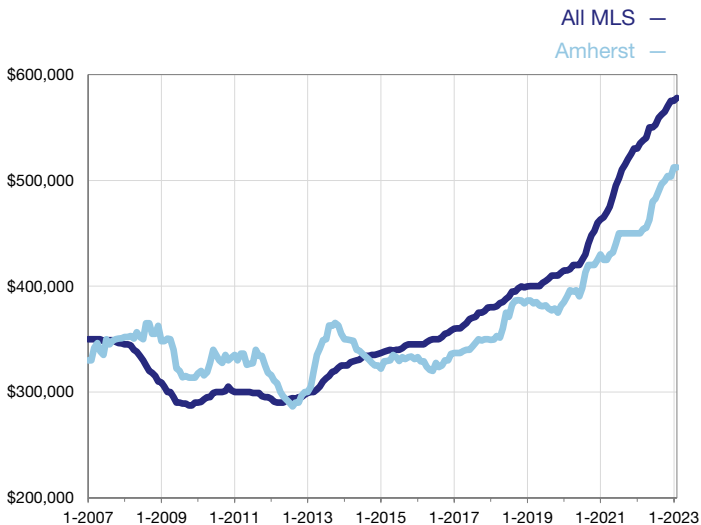
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	4	3	- 25.0%
Closed Sales	0	2	--	7	4	- 42.9%
Median Sales Price*	\$0	\$222,500	--	\$260,000	\$322,500	+ 24.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	0	28	--	17	58	+ 241.2%
Percent of Original List Price Received*	0.0%	100.3%	--	103.3%	95.9%	- 7.2%
New Listings	3	2	- 33.3%	4	3	- 25.0%

* 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

