

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	13	+ 8.3%	29	26	- 10.3%
Closed Sales	11	11	0.0%	26	18	- 30.8%
Median Sales Price*	\$550,200	\$530,000	- 3.7%	\$482,950	\$492,500	+ 2.0%
Inventory of Homes for Sale	17	16	- 5.9%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	32	61	+ 90.6%	30	58	+ 93.3%
Percent of Original List Price Received*	104.0%	97.9%	- 5.9%	101.6%	98.3%	- 3.2%
New Listings	21	20	- 4.8%	40	36	- 10.0%

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

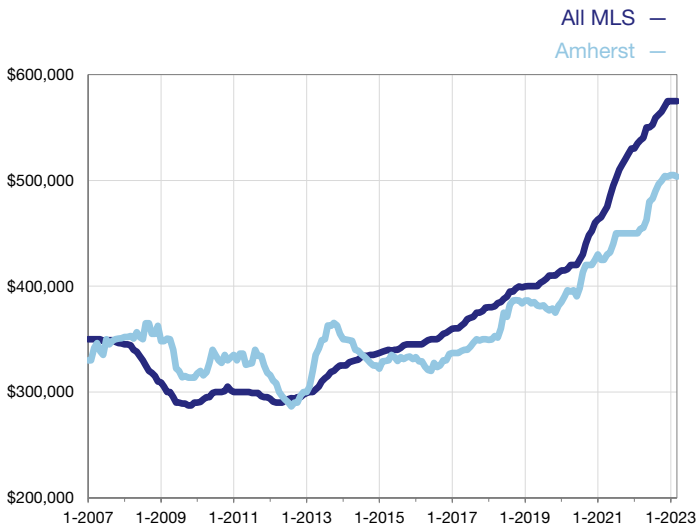
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	7	9	+ 28.6%
Closed Sales	6	1	- 83.3%	13	5	- 61.5%
Median Sales Price*	\$246,500	\$340,000	+ 37.9%	\$256,000	\$340,000	+ 32.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	32	9	- 71.9%	24	48	+ 100.0%
Percent of Original List Price Received*	105.6%	100.0%	- 5.3%	104.3%	96.7%	- 7.3%
New Listings	6	8	+ 33.3%	10	11	+ 10.0%

* 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

