

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	21	+ 10.5%	48	43	- 10.4%
Closed Sales	12	7	- 41.7%	38	25	- 34.2%
Median Sales Price*	\$523,450	<b>\$460,000</b>	- 12.1%	\$510,000	<b>\$485,000</b>	- 4.9%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	45	47	+ 4.4%	35	55	+ 57.1%
Percent of Original List Price Received*	106.1%	<b>100.3%</b>	- 5.5%	103.0%	<b>98.8%</b>	- 4.1%
New Listings	19	10	- 47.4%	59	46	- 22.0%

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

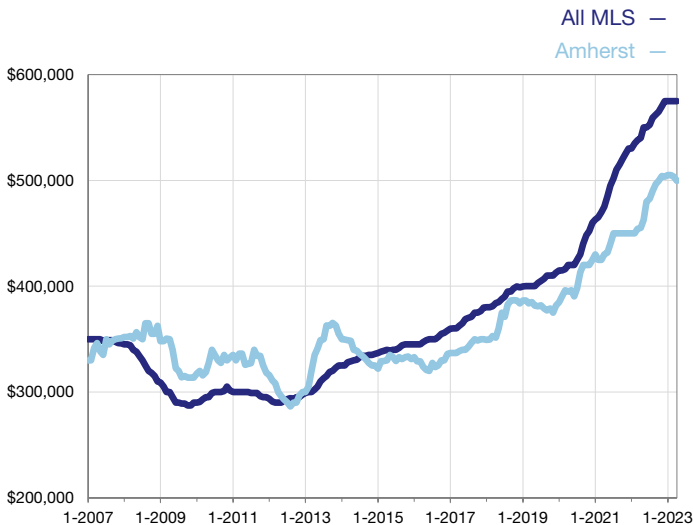
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	7	- 12.5%	15	15	0.0%
Closed Sales	3	4	+ 33.3%	16	9	- 43.8%
Median Sales Price*	\$310,000	<b>\$417,000</b>	+ 34.5%	\$258,000	<b>\$396,000</b>	+ 53.5%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	11	21	+ 90.9%	21	36	+ 71.4%
Percent of Original List Price Received*	108.4%	<b>106.1%</b>	- 2.1%	105.1%	<b>100.9%</b>	- 4.0%
New Listings	9	3	- 66.7%	19	14	- 26.3%

\* 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

