

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	14	- 6.7%	63	55	- 12.7%
Closed Sales	13	19	+ 46.2%	51	44	- 13.7%
Median Sales Price*	\$499,000	\$512,000	+ 2.6%	\$510,000	\$500,000	- 2.0%
Inventory of Homes for Sale	18	14	- 22.2%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	19	30	+ 57.9%	31	44	+ 41.9%
Percent of Original List Price Received*	109.2%	105.9%	- 3.0%	104.6%	101.9%	- 2.6%
New Listings	17	19	+ 11.8%	76	64	- 15.8%

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

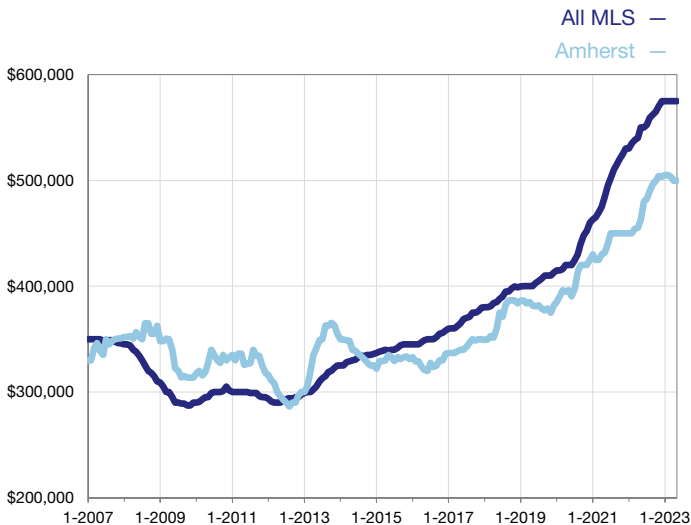
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	21	17	- 19.0%
Closed Sales	5	7	+ 40.0%	21	16	- 23.8%
Median Sales Price*	\$262,000	\$235,000	- 10.3%	\$260,000	\$299,000	+ 15.0%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	0.9	--	--	--	--
Cumulative Days on Market Until Sale	17	45	+ 164.7%	20	40	+ 100.0%
Percent of Original List Price Received*	110.4%	102.5%	- 7.2%	106.4%	101.6%	- 4.5%
New Listings	2	4	+ 100.0%	21	17	- 19.0%

* 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

