

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	23	+ 91.7%	75	75	0.0%
Closed Sales	24	12	- 50.0%	75	56	- 25.3%
Median Sales Price*	\$584,000	\$552,500	- 5.4%	\$510,000	\$508,500	- 0.3%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	27	26	- 3.7%	30	40	+ 33.3%
Percent of Original List Price Received*	106.7%	104.3%	- 2.2%	105.3%	102.4%	- 2.8%
New Listings	11	19	+ 72.7%	87	84	- 3.4%

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

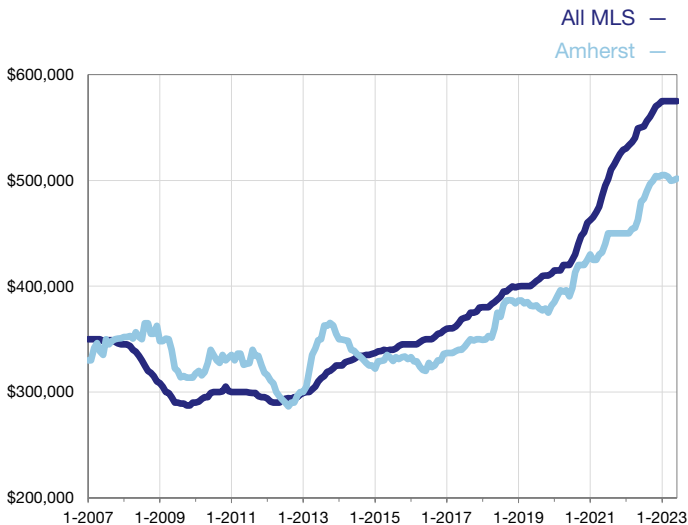
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	9	+ 800.0%	22	25	+ 13.6%
Closed Sales	7	5	- 28.6%	28	21	- 25.0%
Median Sales Price*	\$325,500	\$425,000	+ 30.6%	\$263,500	\$340,000	+ 29.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.6	1.3	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	32	26	- 18.8%	23	37	+ 60.9%
Percent of Original List Price Received*	109.0%	103.7%	- 4.9%	107.0%	102.1%	- 4.6%
New Listings	4	10	+ 150.0%	25	27	+ 8.0%

* 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

