

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	13	0.0%	88	83	- 5.7%
Closed Sales	9	12	+ 33.3%	84	68	- 19.0%
Median Sales Price*	\$552,000	<b>\$760,500</b>	+ 37.8%	\$520,000	<b>\$527,500</b>	+ 1.4%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 11.5%	29	37	+ 27.6%
Percent of Original List Price Received*	106.9%	<b>105.3%</b>	- 1.5%	105.4%	<b>102.9%</b>	- 2.4%
New Listings	15	10	- 33.3%	102	94	- 7.8%

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

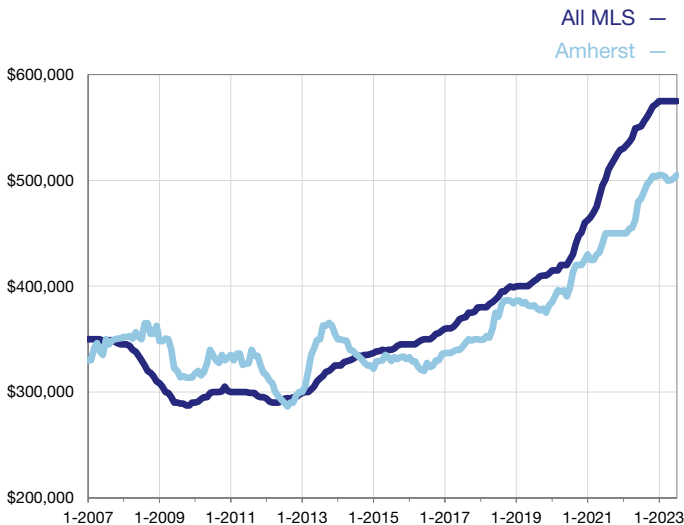
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	9	+ 800.0%	23	32	+ 39.1%
Closed Sales	2	9	+ 350.0%	30	29	- 3.3%
Median Sales Price*	\$530,000	<b>\$355,000</b>	- 33.0%	\$268,000	<b>\$340,000</b>	+ 26.9%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	16	27	+ 68.8%	23	34	+ 47.8%
Percent of Original List Price Received*	105.3%	<b>101.4%</b>	- 3.7%	106.9%	<b>101.6%</b>	- 5.0%
New Listings	3	5	+ 66.7%	28	32	+ 14.3%

\* 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

