

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	9	- 10.0%	98	91	- 7.1%
Closed Sales	17	17	0.0%	101	85	- 15.8%
Median Sales Price*	\$515,000	<b>\$565,000</b>	+ 9.7%	\$518,000	<b>\$550,000</b>	+ 6.2%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	28	34	+ 21.4%
Percent of Original List Price Received*	104.0%	<b>108.4%</b>	+ 4.2%	105.2%	<b>104.0%</b>	- 1.1%
New Listings	15	16	+ 6.7%	117	110	- 6.0%

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

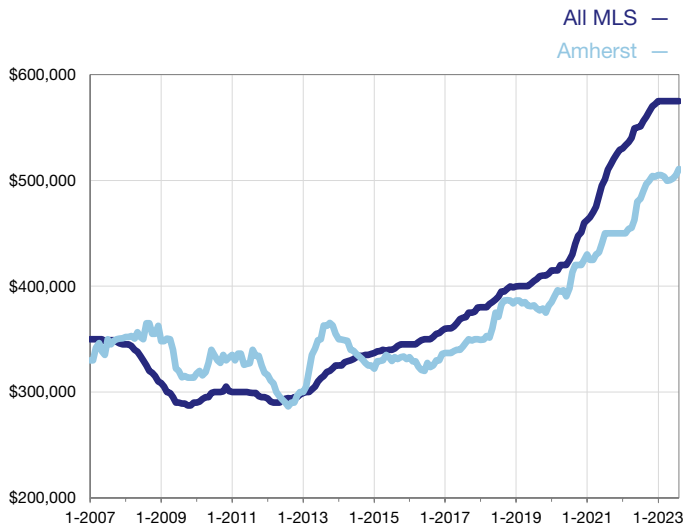
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	6	+ 50.0%	27	37	+ 37.0%
Closed Sales	4	8	+ 100.0%	34	37	+ 8.8%
Median Sales Price*	\$302,500	<b>\$321,500</b>	+ 6.3%	\$268,000	<b>\$335,000</b>	+ 25.0%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	26	23	- 11.5%	23	32	+ 39.1%
Percent of Original List Price Received*	103.6%	<b>108.4%</b>	+ 4.6%	106.5%	<b>103.1%</b>	- 3.2%
New Listings	2	7	+ 250.0%	30	39	+ 30.0%

\* 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

