

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	14	- 6.7%	113	104	- 8.0%
Closed Sales	11	12	+ 9.1%	112	97	- 13.4%
Median Sales Price*	\$505,000	\$493,500	- 2.3%	\$516,500	\$537,000	+ 4.0%
Inventory of Homes for Sale	29	14	- 51.7%	--	--	--
Months Supply of Inventory	2.4	1.2	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	37	+ 12.1%	29	34	+ 17.2%
Percent of Original List Price Received*	100.0%	95.2%	- 4.8%	104.7%	102.9%	- 1.7%
New Listings	23	7	- 69.6%	140	116	- 17.1%

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

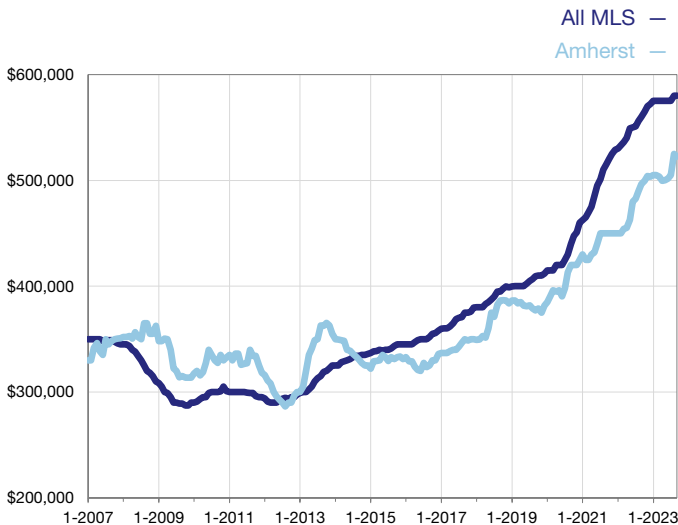
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	31	42	+ 35.5%
Closed Sales	5	2	- 60.0%	39	39	0.0%
Median Sales Price*	\$229,000	\$337,500	+ 47.4%	\$262,000	\$335,000	+ 27.9%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--
Cumulative Days on Market Until Sale	11	18	+ 63.6%	22	31	+ 40.9%
Percent of Original List Price Received*	108.9%	105.6%	- 3.0%	106.8%	103.2%	- 3.4%
New Listings	5	8	+ 60.0%	35	47	+ 34.3%

* 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

