

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	21	11	- 47.6%	134	111	- 17.2%
Closed Sales	12	7	- 41.7%	124	104	- 16.1%
Median Sales Price*	\$419,950	\$642,500	+ 53.0%	\$510,000	\$554,000	+ 8.6%
Inventory of Homes for Sale	14	13	- 7.1%	--	--	--
Months Supply of Inventory	1.1	1.3	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	28	34	+ 21.4%
Percent of Original List Price Received*	94.9%	103.5%	+ 9.1%	103.7%	103.0%	- 0.7%
New Listings	9	9	0.0%	149	125	- 16.1%

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

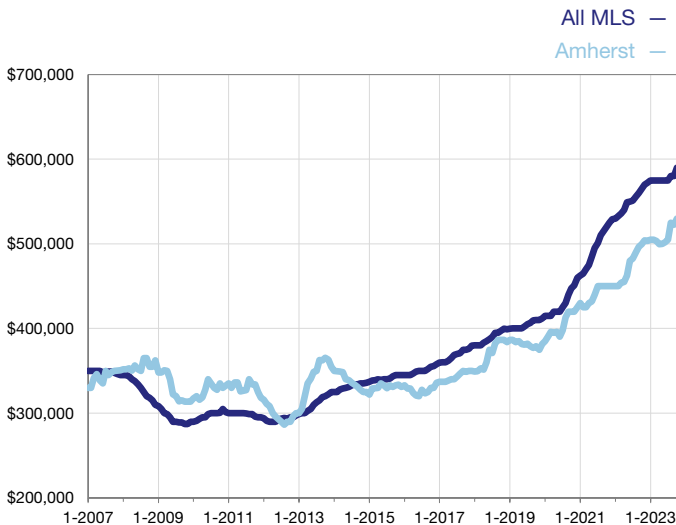
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	34	45	+ 32.4%
Closed Sales	2	6	+ 200.0%	41	45	+ 9.8%
Median Sales Price*	\$182,500	\$347,000	+ 90.1%	\$260,000	\$335,000	+ 28.8%
Inventory of Homes for Sale	3	7	+ 133.3%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	19	30	+ 57.9%	22	31	+ 40.9%
Percent of Original List Price Received*	104.3%	106.5%	+ 2.1%	106.7%	103.6%	- 2.9%
New Listings	3	3	0.0%	38	50	+ 31.6%

* 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

