

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	140	121	- 13.6%
Closed Sales	24	8	- 66.7%	148	112	- 24.3%
Median Sales Price*	\$501,730	<b>\$447,000</b>	- 10.9%	\$507,500	<b>\$540,950</b>	+ 6.6%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	30	49	+ 63.3%	29	35	+ 20.7%
Percent of Original List Price Received*	97.7%	<b>95.9%</b>	- 1.8%	102.8%	<b>102.5%</b>	- 0.3%
New Listings	4	11	+ 175.0%	153	136	- 11.1%

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

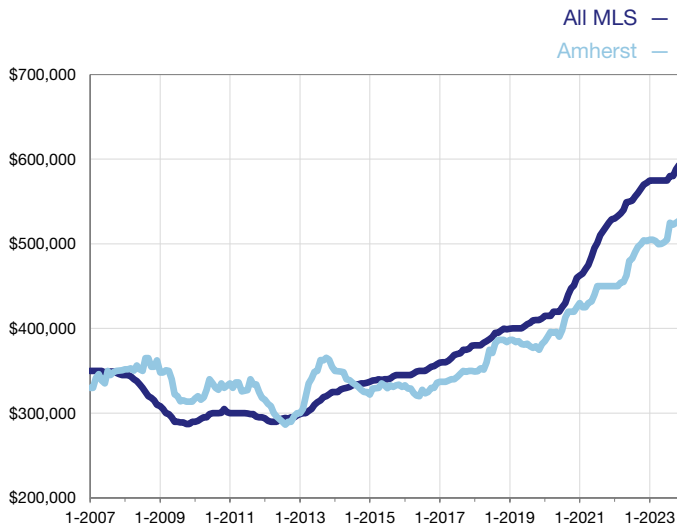
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	38	47	+ 23.7%
Closed Sales	3	2	- 33.3%	44	47	+ 6.8%
Median Sales Price*	\$240,000	<b>\$236,700</b>	- 1.4%	\$260,000	<b>\$327,000</b>	+ 25.8%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.6	1.6	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale	38	35	- 7.9%	23	31	+ 34.8%
Percent of Original List Price Received*	93.6%	<b>95.2%</b>	+ 1.7%	105.8%	<b>103.3%</b>	- 2.4%
New Listings	3	2	- 33.3%	41	52	+ 26.8%

\* 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

