

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	11	+ 120.0%	145	125	- 13.8%
Closed Sales	7	5	- 28.6%	155	117	- 24.5%
Median Sales Price*	\$487,000	\$625,000	+ 28.3%	\$503,460	\$544,900	+ 8.2%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	27	53	+ 96.3%	29	35	+ 20.7%
Percent of Original List Price Received*	99.5%	93.9%	- 5.6%	102.6%	102.1%	- 0.5%
New Listings	7	1	- 85.7%	160	137	- 14.4%

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

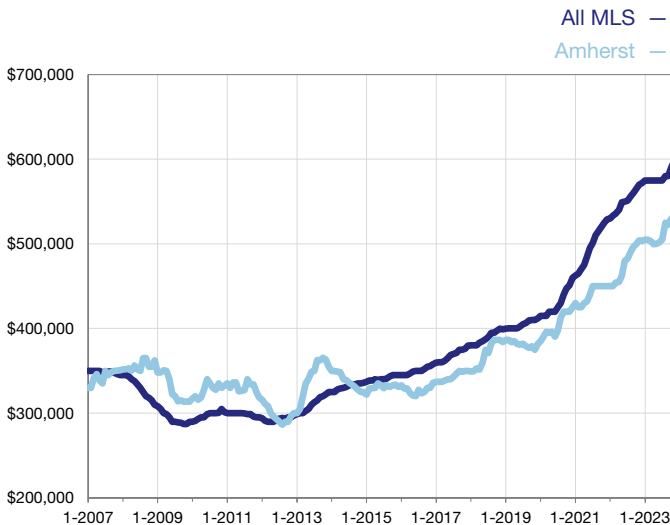
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	5	+ 150.0%	40	51	+ 27.5%
Closed Sales	3	1	- 66.7%	47	48	+ 2.1%
Median Sales Price*	\$255,000	\$399,900	+ 56.8%	\$260,000	\$331,000	+ 27.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	59	+ 268.8%	22	32	+ 45.5%
Percent of Original List Price Received*	109.5%	100.0%	- 8.7%	106.0%	103.2%	- 2.6%
New Listings	4	0	- 100.0%	45	52	+ 15.6%

* 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

