

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

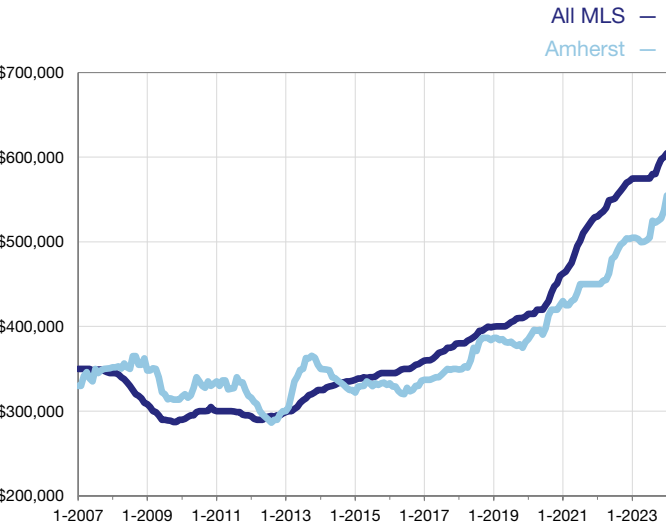
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	7	+ 75.0%	4	7	+ 75.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$408,000	\$555,000	+ 36.0%	\$408,000	\$555,000	+ 36.0%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	55	40	- 27.3%	55	40	- 27.3%
Percent of Original List Price Received*	98.7%	96.3%	- 2.4%	98.7%	96.3%	- 2.4%
New Listings	8	8	0.0%	8	8	0.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	3	3	0.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$412,500	\$303,750	- 26.4%	\$412,500	\$303,750	- 26.4%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	0.6	0.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	89	39	- 56.2%	89	39	- 56.2%
Percent of Original List Price Received*	91.4%	96.4%	+ 5.5%	91.4%	96.4%	+ 5.5%
New Listings	1	2	+ 100.0%	1	2	+ 100.0%

* 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

