

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

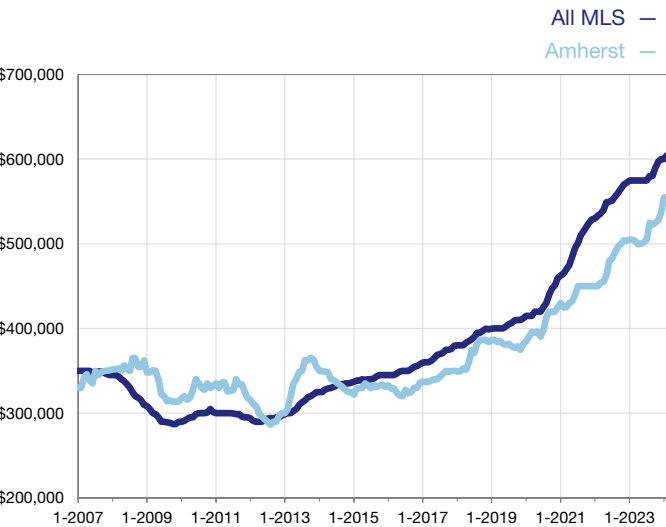
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	13	13	0.0%
Closed Sales	4	11	+ 175.0%	7	15	+ 114.3%
Median Sales Price*	\$625,000	\$450,000	- 28.0%	\$423,000	\$450,000	+ 6.4%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	51	44	- 13.7%	53	43	- 18.9%
Percent of Original List Price Received*	98.8%	102.6%	+ 3.8%	98.8%	100.9%	+ 2.1%
New Listings	8	5	- 37.5%	16	13	- 18.8%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	3	5	+ 66.7%
Closed Sales	2	4	+ 100.0%	4	8	+ 100.0%
Median Sales Price*	\$222,500	\$350,000	+ 57.3%	\$322,500	\$303,750	- 5.8%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	28	80	+ 185.7%	58	60	+ 3.4%
Percent of Original List Price Received*	100.3%	92.6%	- 7.7%	95.9%	94.5%	- 1.5%
New Listings	2	1	- 50.0%	3	3	0.0%

* 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

