

Amherst

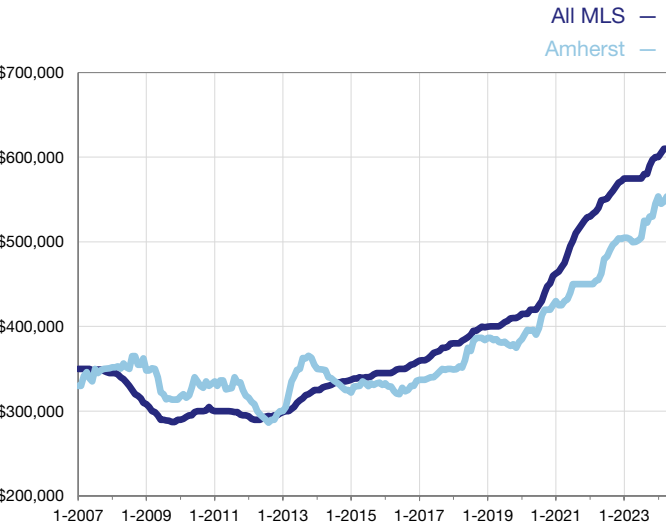
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	19	22	+ 15.8%	41	41	0.0%
Closed Sales	7	8	+ 14.3%	25	29	+ 16.0%
Median Sales Price*	\$460,000	\$547,500	+ 19.0%	\$485,000	\$499,000	+ 2.9%
Inventory of Homes for Sale	12	15	+ 25.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	47	37	- 21.3%	55	43	- 21.8%
Percent of Original List Price Received*	100.3%	97.9%	- 2.4%	98.8%	99.8%	+ 1.0%
New Listings	10	23	+ 130.0%	46	50	+ 8.7%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	13	14	+ 7.7%
Closed Sales	3	5	+ 66.7%	8	16	+ 100.0%
Median Sales Price*	\$438,000	\$330,000	- 24.7%	\$375,000	\$318,750	- 15.0%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.9	1.2	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	38	46	+ 21.1%
Percent of Original List Price Received*	104.8%	102.4%	- 2.3%	99.8%	98.0%	- 1.8%
New Listings	3	5	+ 66.7%	13	16	+ 23.1%

* 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

