

Amherst

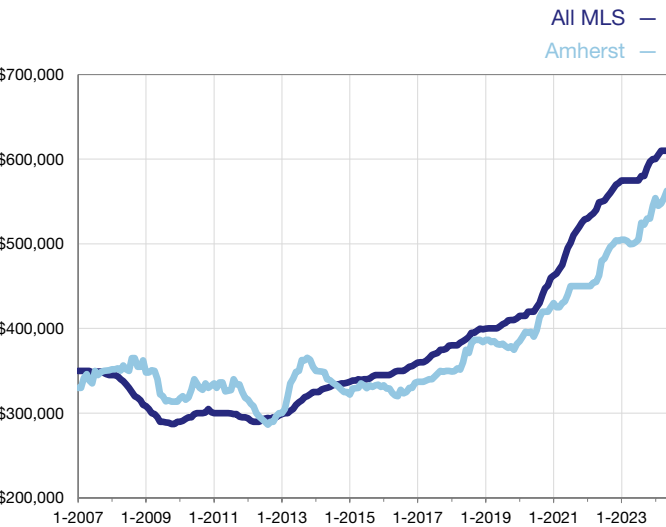
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	19	+ 72.7%	52	56	+ 7.7%
Closed Sales	19	16	- 15.8%	44	45	+ 2.3%
Median Sales Price*	\$512,000	\$579,000	+ 13.1%	\$500,000	\$542,000	+ 8.4%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	30	38	+ 26.7%	44	41	- 6.8%
Percent of Original List Price Received*	105.9%	102.5%	- 3.2%	101.9%	100.7%	- 1.2%
New Listings	19	23	+ 21.1%	65	73	+ 12.3%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	15	19	+ 26.7%
Closed Sales	7	5	- 28.6%	15	21	+ 40.0%
Median Sales Price*	\$235,000	\$265,000	+ 12.8%	\$263,000	\$317,500	+ 20.7%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	45	17	- 62.2%	41	39	- 4.9%
Percent of Original List Price Received*	102.5%	100.1%	- 2.3%	101.0%	98.5%	- 2.5%
New Listings	4	6	+ 50.0%	17	22	+ 29.4%

* 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

