

# Amherst

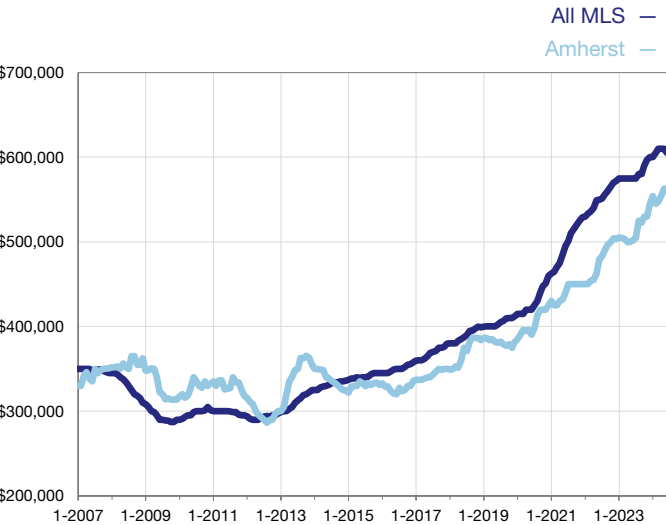
Single-Family Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	11	- 38.9%	70	66	- 5.7%
Closed Sales	12	18	+ 50.0%	56	63	+ 12.5%
Median Sales Price*	\$552,500	\$682,000	+ 23.4%	\$508,500	\$600,000	+ 18.0%
Inventory of Homes for Sale	19	23	+ 21.1%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 15.4%	40	38	- 5.0%
Percent of Original List Price Received*	104.3%	102.4%	- 1.8%	102.4%	101.2%	- 1.2%
New Listings	19	14	- 26.3%	84	87	+ 3.6%

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

Condominium Properties	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	5	- 37.5%	23	24	+ 4.3%
Closed Sales	5	5	0.0%	20	26	+ 30.0%
Median Sales Price*	\$425,000	\$315,000	- 25.9%	\$337,500	\$316,250	- 6.3%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.9	2.1	+ 10.5%	--	--	--
Cumulative Days on Market Until Sale	26	29	+ 11.5%	38	38	0.0%
Percent of Original List Price Received*	103.7%	102.9%	- 0.8%	101.7%	99.3%	- 2.4%
New Listings	10	8	- 20.0%	27	30	+ 11.1%

\* 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

