

Amherst

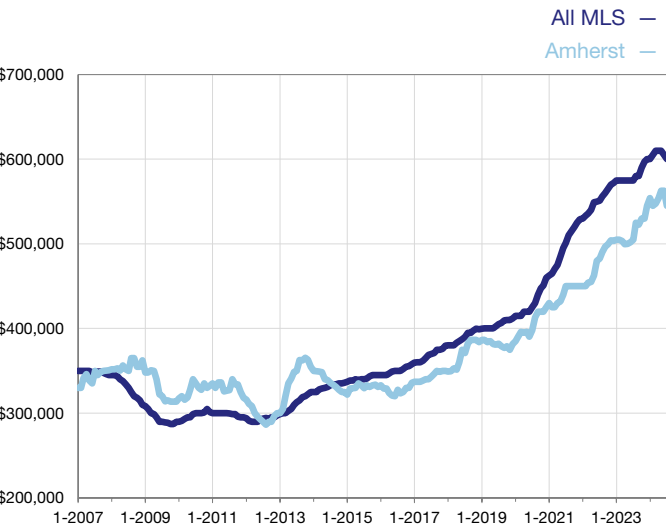
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	13	+ 8.3%	82	77	- 6.1%
Closed Sales	12	11	- 8.3%	68	74	+ 8.8%
Median Sales Price*	\$760,500	\$649,000	- 14.7%	\$527,500	\$601,500	+ 14.0%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	23	28	+ 21.7%	37	37	0.0%
Percent of Original List Price Received*	105.3%	98.7%	- 6.3%	102.9%	100.9%	- 1.9%
New Listings	8	11	+ 37.5%	92	98	+ 6.5%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	4	- 50.0%	31	28	- 9.7%
Closed Sales	9	5	- 44.4%	29	31	+ 6.9%
Median Sales Price*	\$355,000	\$399,000	+ 12.4%	\$340,000	\$320,000	- 5.9%
Inventory of Homes for Sale	4	9	+ 125.0%	--	--	--
Months Supply of Inventory	0.9	2.3	+ 155.6%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	34	36	+ 5.9%
Percent of Original List Price Received*	101.4%	104.2%	+ 2.8%	101.6%	100.1%	- 1.5%
New Listings	5	4	- 20.0%	32	34	+ 6.3%

* 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

