

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

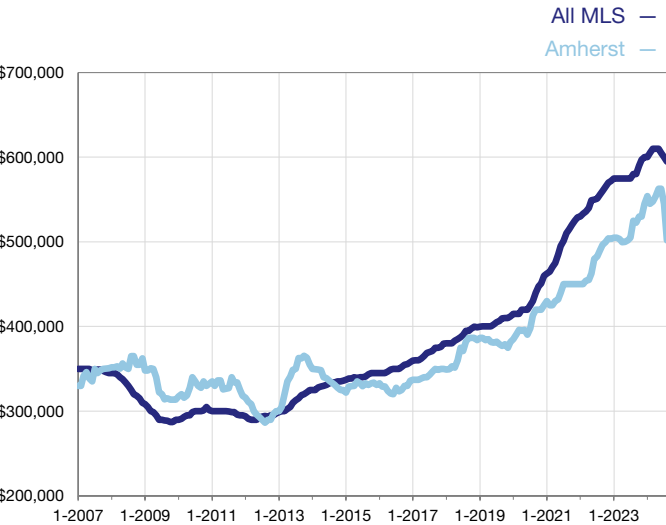
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	10	+ 25.0%	90	84	- 6.7%
Closed Sales	17	13	- 23.5%	85	87	+ 2.4%
Median Sales Price*	\$565,000	\$726,000	+ 28.5%	\$550,000	\$611,000	+ 11.1%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--
Cumulative Days on Market Until Sale	21	35	+ 66.7%	34	36	+ 5.9%
Percent of Original List Price Received*	108.4%	101.7%	- 6.2%	104.0%	101.0%	- 2.9%
New Listings	16	6	- 62.5%	108	103	- 4.6%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	3	- 50.0%	37	30	- 18.9%
Closed Sales	8	3	- 62.5%	37	34	- 8.1%
Median Sales Price*	\$321,500	\$262,500	- 18.4%	\$335,000	\$318,750	- 4.9%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	29	+ 26.1%	32	35	+ 9.4%
Percent of Original List Price Received*	108.4%	100.0%	- 7.7%	103.1%	100.1%	- 2.9%
New Listings	7	4	- 42.9%	39	38	- 2.6%

\* 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

