

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

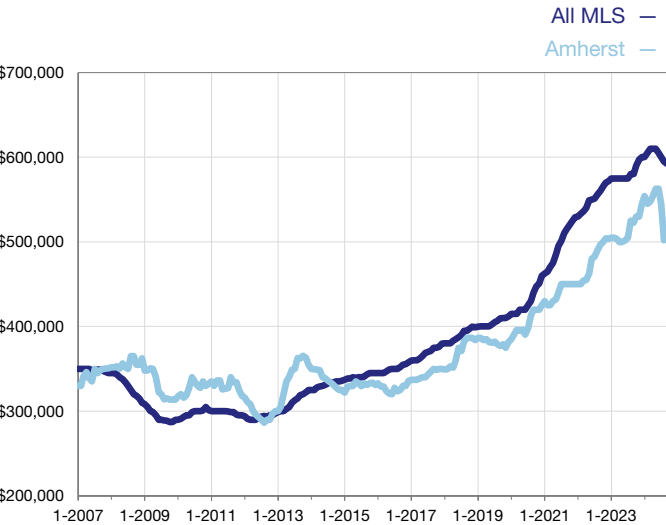
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	7	- 30.0%	100	89	- 11.0%
Closed Sales	12	8	- 33.3%	97	95	- 2.1%
Median Sales Price*	\$493,500	\$530,000	+ 7.4%	\$537,000	\$603,000	+ 12.3%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	37	31	- 16.2%	34	36	+ 5.9%
Percent of Original List Price Received*	95.2%	106.7%	+ 12.1%	102.9%	101.5%	- 1.4%
New Listings	7	12	+ 71.4%	115	116	+ 0.9%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	42	32	- 23.8%
Closed Sales	2	1	- 50.0%	39	35	- 10.3%
Median Sales Price*	\$337,500	\$235,000	- 30.4%	\$335,000	\$317,500	- 5.2%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.7	3.2	+ 88.2%	--	--	--
Cumulative Days on Market Until Sale	18	28	+ 55.6%	31	35	+ 12.9%
Percent of Original List Price Received*	105.6%	100.0%	- 5.3%	103.2%	100.1%	- 3.0%
New Listings	8	5	- 37.5%	47	43	- 8.5%

* 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

