

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	11	0.0%	111	98	- 11.7%
Closed Sales	7	3	- 57.1%	104	98	- 5.8%
Median Sales Price*	\$642,500	<b>\$718,400</b>	+ 11.8%	\$554,000	<b>\$609,000</b>	+ 9.9%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	21	88	+ 319.0%	34	37	+ 8.8%
Percent of Original List Price Received*	103.5%	<b>94.7%</b>	- 8.5%	103.0%	<b>101.2%</b>	- 1.7%
New Listings	9	12	+ 33.3%	124	128	+ 3.2%

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

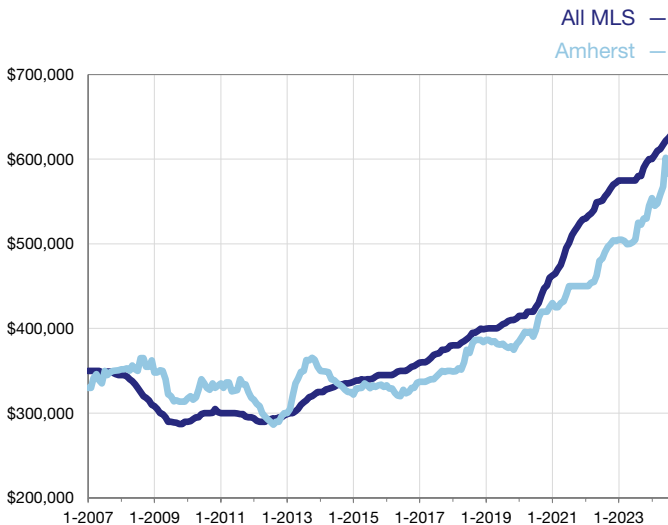
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	7	+ 133.3%	45	39	- 13.3%
Closed Sales	6	1	- 83.3%	45	36	- 20.0%
Median Sales Price*	\$347,000	<b>\$315,500</b>	- 9.1%	\$335,000	<b>\$316,500</b>	- 5.5%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	30	79	+ 163.3%	31	36	+ 16.1%
Percent of Original List Price Received*	106.5%	<b>91.4%</b>	- 14.2%	103.6%	<b>99.9%</b>	- 3.6%
New Listings	3	5	+ 66.7%	50	48	- 4.0%

\* 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

