

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

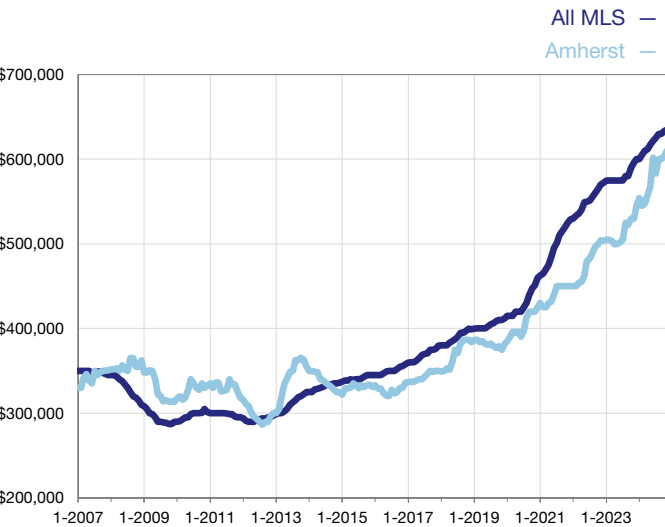
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	11	+ 266.7%	114	108	- 5.3%
Closed Sales	8	6	- 25.0%	112	104	- 7.1%
Median Sales Price*	\$447,000	\$450,000	+ 0.7%	\$540,950	\$605,500	+ 11.9%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--
Cumulative Days on Market Until Sale	49	54	+ 10.2%	35	38	+ 8.6%
Percent of Original List Price Received*	95.9%	95.2%	- 0.7%	102.5%	100.9%	- 1.6%
New Listings	11	4	- 63.6%	135	131	- 3.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	46	45	- 2.2%
Closed Sales	2	8	+ 300.0%	47	44	- 6.4%
Median Sales Price*	\$236,700	\$347,250	+ 46.7%	\$327,000	\$318,750	- 2.5%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.8	0.7	- 61.1%	--	--	--
Cumulative Days on Market Until Sale	35	24	- 31.4%	31	34	+ 9.7%
Percent of Original List Price Received*	95.2%	100.3%	+ 5.4%	103.3%	99.9%	- 3.3%
New Listings	2	3	+ 50.0%	52	51	- 1.9%

* 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

