

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

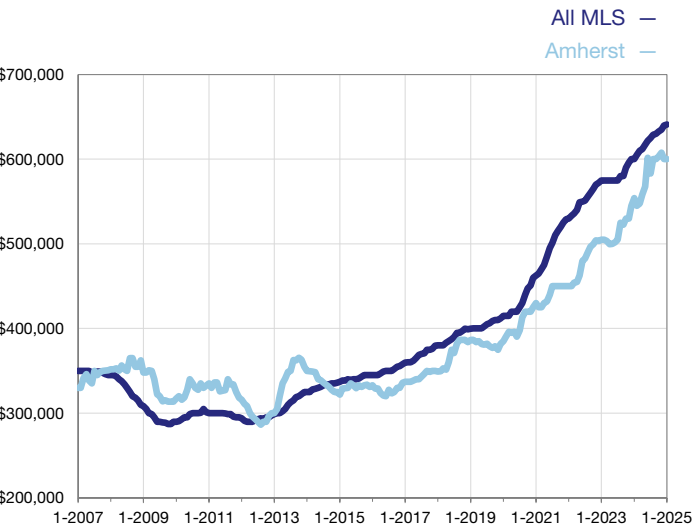
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	6	0.0%	6	6	0.0%
Closed Sales	4	11	+ 175.0%	4	11	+ 175.0%
Median Sales Price*	\$555,000	\$675,000	+ 21.6%	\$555,000	\$675,000	+ 21.6%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	40	75	+ 87.5%	40	75	+ 87.5%
Percent of Original List Price Received*	96.3%	94.5%	- 1.9%	96.3%	94.5%	- 1.9%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$303,750	\$300,000	- 1.2%	\$303,750	\$300,000	- 1.2%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	39	68	+ 74.4%	39	68	+ 74.4%
Percent of Original List Price Received*	96.4%	101.1%	+ 4.9%	96.4%	101.1%	+ 4.9%
New Listings	2	3	+ 50.0%	2	3	+ 50.0%

* 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

