

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

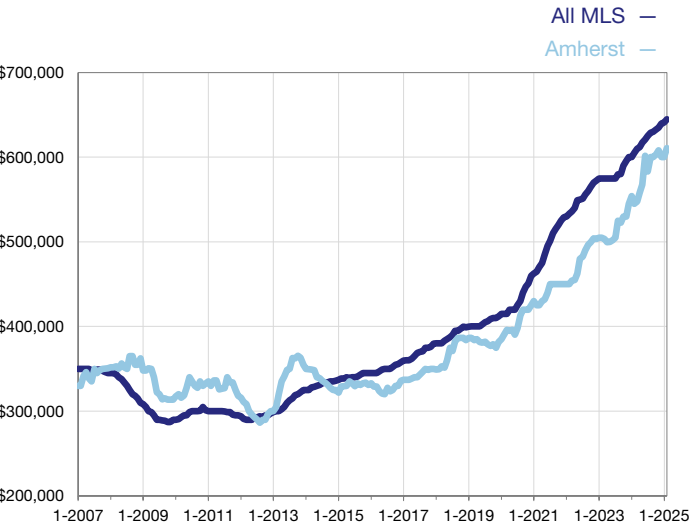
| Single-Family Properties | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 6 | 13 | + 116.7% | 12 | 18 | + 50.0% |
| Closed Sales | 11 | 7 | - 36.4% | 15 | 18 | + 20.0% |
| Median Sales Price* | \$450,000 | \$535,000 | + 18.9% | \$450,000 | \$576,750 | + 28.2% |
| Inventory of Homes for Sale | 9 | 12 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 1.2 | + 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 44 | 60 | + 36.4% | 43 | 69 | + 60.5% |
| Percent of Original List Price Received* | 102.6% | 95.7% | - 6.7% | 100.9% | 94.9% | - 5.9% |
| New Listings | 5 | 10 | + 100.0% | 12 | 18 | + 50.0% |

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

| Condominium Properties | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|----------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 2 | 2 | 0.0% | 5 | 3 | - 40.0% |
| Closed Sales | 4 | 1 | - 75.0% | 8 | 4 | - 50.0% |
| Median Sales Price* | \$350,000 | \$282,000 | - 19.4% | \$303,750 | \$291,000 | - 4.2% |
| Inventory of Homes for Sale | 1 | 6 | + 500.0% | -- | -- | -- |
| Months Supply of Inventory | 0.2 | 1.6 | + 700.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 80 | 19 | - 76.3% | 60 | 56 | - 6.7% |
| Percent of Original List Price Received* | 92.6% | 104.8% | + 13.2% | 94.5% | 102.0% | + 7.9% |
| New Listings | 1 | 3 | + 200.0% | 3 | 6 | + 100.0% |

* 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

