

# Amherst

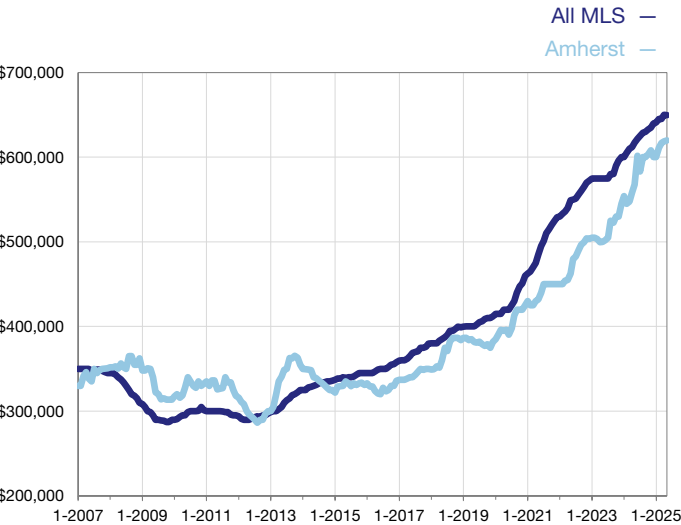
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	12	- 33.3%	55	50	- 9.1%
Closed Sales	16	12	- 25.0%	45	44	- 2.2%
Median Sales Price*	\$579,000	\$612,500	+ 5.8%	\$542,000	\$619,250	+ 14.3%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	38	23	- 39.5%	41	50	+ 22.0%
Percent of Original List Price Received*	102.5%	102.3%	- 0.2%	100.7%	98.9%	- 1.8%
New Listings	23	14	- 39.1%	73	59	- 19.2%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	19	18	- 5.3%
Closed Sales	5	4	- 20.0%	21	17	- 19.0%
Median Sales Price*	\$265,000	\$332,450	+ 25.5%	\$317,500	\$285,000	- 10.2%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	17	72	+ 323.5%	39	55	+ 41.0%
Percent of Original List Price Received*	100.1%	100.2%	+ 0.1%	98.5%	100.7%	+ 2.2%
New Listings	6	6	0.0%	22	22	0.0%

\* 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

