

# Amherst

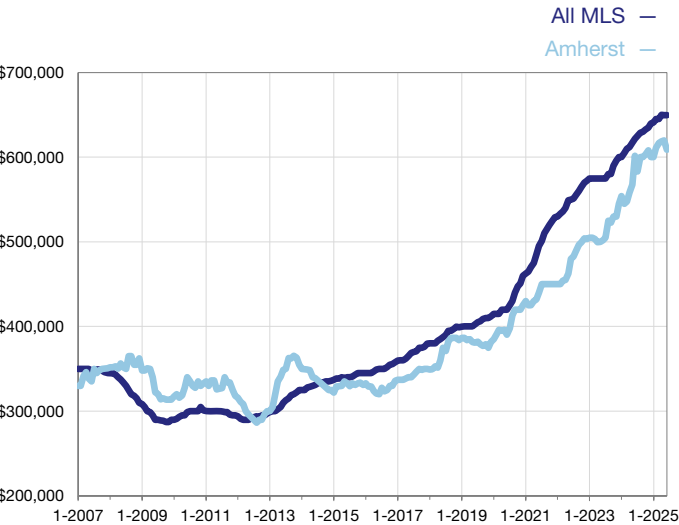
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	14	+ 75.0%	63	62	- 1.6%
Closed Sales	18	11	- 38.9%	63	55	- 12.7%
Median Sales Price*	\$682,000	\$744,600	+ 9.2%	\$600,000	\$625,000	+ 4.2%
Inventory of Homes for Sale	28	19	- 32.1%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--
Cumulative Days on Market Until Sale	30	23	- 23.3%	38	45	+ 18.4%
Percent of Original List Price Received*	102.4%	102.9%	+ 0.5%	101.2%	99.7%	- 1.5%
New Listings	14	14	0.0%	87	74	- 14.9%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	24	25	+ 4.2%
Closed Sales	5	4	- 20.0%	26	21	- 19.2%
Median Sales Price*	\$315,000	\$389,500	+ 23.7%	\$316,250	\$293,000	- 7.4%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	29	18	- 37.9%	38	48	+ 26.3%
Percent of Original List Price Received*	102.9%	102.7%	- 0.2%	99.3%	101.1%	+ 1.8%
New Listings	8	7	- 12.5%	30	29	- 3.3%

\* 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

