

# Amherst

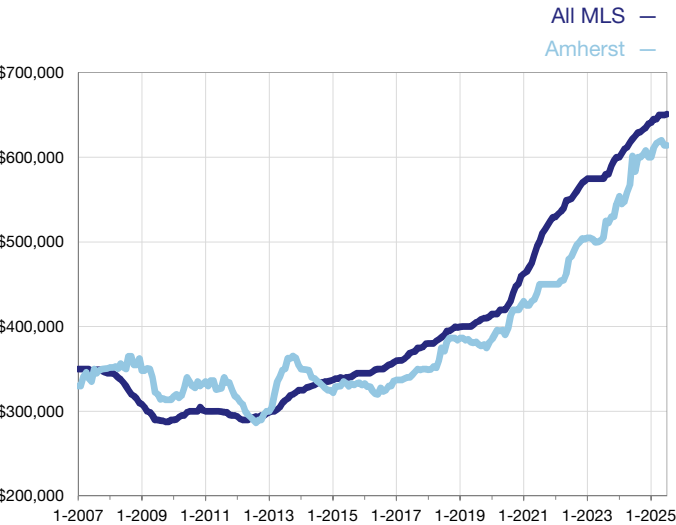
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	11	+ 10.0%	73	72	- 1.4%
Closed Sales	11	13	+ 18.2%	74	68	- 8.1%
Median Sales Price*	\$649,000	\$625,000	- 3.7%	\$601,500	\$625,000	+ 3.9%
Inventory of Homes for Sale	26	18	- 30.8%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	28	25	- 10.7%	37	41	+ 10.8%
Percent of Original List Price Received*	98.7%	100.9%	+ 2.2%	100.9%	100.0%	- 0.9%
New Listings	10	11	+ 10.0%	97	85	- 12.4%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	5	+ 66.7%	27	28	+ 3.7%
Closed Sales	5	4	- 20.0%	31	25	- 19.4%
Median Sales Price*	\$399,000	\$396,500	- 0.6%	\$320,000	\$300,000	- 6.3%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	25	40	+ 60.0%	36	47	+ 30.6%
Percent of Original List Price Received*	104.2%	96.9%	- 7.0%	100.1%	100.4%	+ 0.3%
New Listings	4	3	- 25.0%	34	32	- 5.9%

\* 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

