

Local Market Update – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

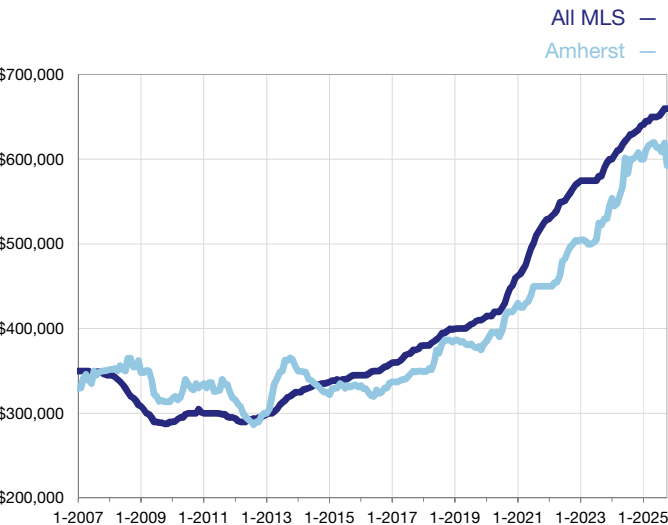
Single-Family Properties	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	11	+ 10.0%	96	96	0.0%
Closed Sales	3	8	+ 166.7%	98	93	- 5.1%
Median Sales Price*	\$718,400	\$467,500	- 34.9%	\$609,000	\$618,500	+ 1.6%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	2.9	1.2	- 58.6%	--	--	--
Cumulative Days on Market Until Sale	88	66	- 25.0%	37	41	+ 10.8%
Percent of Original List Price Received*	94.7%	100.1%	+ 5.7%	101.2%	99.9%	- 1.3%
New Listings	12	6	- 50.0%	127	109	- 14.2%

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

Condominium Properties	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	39	46	+ 17.9%
Closed Sales	1	4	+ 300.0%	36	42	+ 16.7%
Median Sales Price*	\$315,500	\$315,000	- 0.2%	\$316,500	\$285,000	- 10.0%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	79	21	- 73.4%	36	39	+ 8.3%
Percent of Original List Price Received*	91.4%	104.1%	+ 13.9%	99.9%	100.8%	+ 0.9%
New Listings	5	2	- 60.0%	48	48	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

