

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	6	+ 20.0%	111	105	- 5.4%
Closed Sales	8	8	0.0%	112	107	- 4.5%
Median Sales Price*	\$527,500	<b>\$562,500</b>	+ 6.6%	\$600,000	<b>\$600,000</b>	0.0%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.6	<b>0.7</b>	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	45	<b>45</b>	0.0%	39	<b>41</b>	+ 5.1%
Percent of Original List Price Received*	100.7%	<b>105.0%</b>	+ 4.3%	100.9%	<b>100.4%</b>	- 0.5%
New Listings	4	<b>1</b>	- 75.0%	135	<b>115</b>	- 14.8%

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

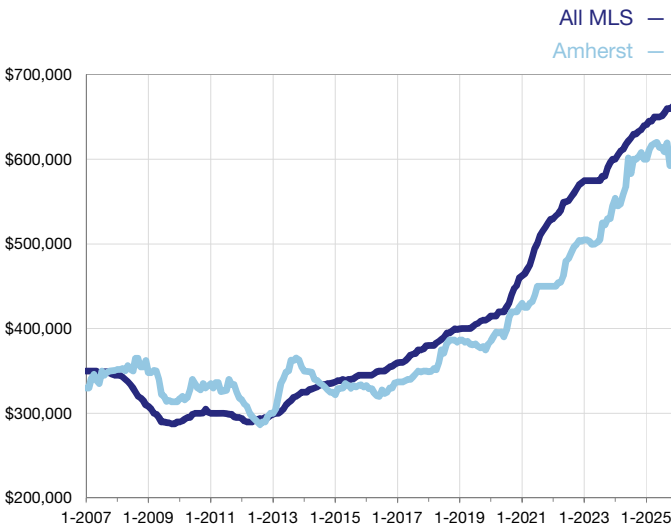
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	0	- 100.0%	46	48	+ 4.3%
Closed Sales	5	2	- 60.0%	49	49	0.0%
Median Sales Price*	\$300,000	<b>\$290,000</b>	- 3.3%	\$315,000	<b>\$289,500</b>	- 8.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.8	<b>0.5</b>	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	55	<b>101</b>	+ 83.6%	36	<b>46</b>	+ 27.8%
Percent of Original List Price Received*	98.1%	<b>94.3%</b>	- 3.9%	99.7%	<b>100.0%</b>	+ 0.3%
New Listings	1	0	- 100.0%	52	48	- 7.7%

\* 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

