

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	5	- 58.3%	17	7	- 58.8%
Closed Sales	7	1	- 85.7%	18	8	- 55.6%
Median Sales Price*	\$535,000	\$295,000	- 44.9%	\$576,750	\$587,500	+ 1.9%
Inventory of Homes for Sale	16	8	- 50.0%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--
Cumulative Days on Market Until Sale	60	24	- 60.0%	69	87	+ 26.1%
Percent of Original List Price Received*	95.7%	102.1%	+ 6.7%	94.9%	97.6%	+ 2.8%
New Listings	10	5	- 50.0%	18	10	- 44.4%

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

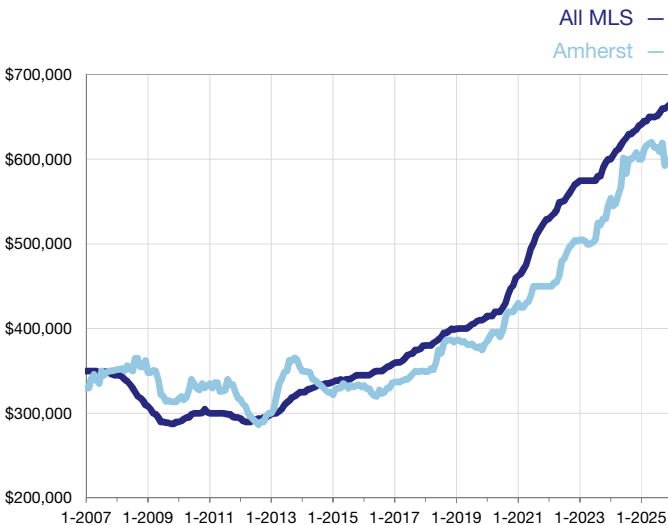
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	5	+ 150.0%	3	6	+ 100.0%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$282,000	\$245,000	- 13.1%	\$291,000	\$280,000	- 3.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	19	139	+ 631.6%	56	104	+ 85.7%
Percent of Original List Price Received*	104.8%	92.5%	- 11.7%	102.0%	95.4%	- 6.5%
New Listings	3	4	+ 33.3%	6	9	+ 50.0%

* 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

