

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	7	- 12.5%	25	13	- 48.0%
Closed Sales	7	5	- 28.6%	25	13	- 48.0%
Median Sales Price*	\$705,000	\$700,000	- 0.7%	\$618,500	\$600,400	- 2.9%
Inventory of Homes for Sale	15	13	- 13.3%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	78	31	- 60.3%	71	66	- 7.0%
Percent of Original List Price Received*	96.7%	103.2%	+ 6.7%	95.4%	99.8%	+ 4.6%
New Listings	10	12	+ 20.0%	28	22	- 21.4%

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

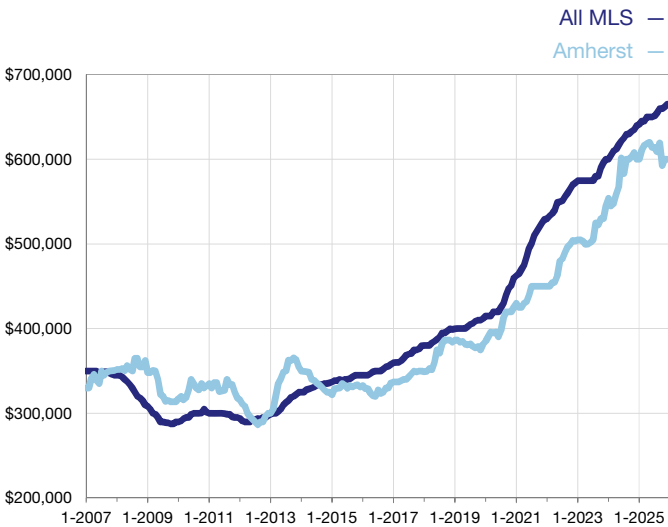
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	7	8	+ 14.3%	10	11	+ 10.0%
Closed Sales	3	3	0.0%	7	5	- 28.6%
Median Sales Price*	\$240,000	\$289,000	+ 20.4%	\$251,000	\$289,000	+ 15.1%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	92	24	- 73.9%	71	56	- 21.1%
Percent of Original List Price Received*	95.6%	104.6%	+ 9.4%	99.2%	100.9%	+ 1.7%
New Listings	5	9	+ 80.0%	11	18	+ 63.6%

* 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

