

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Amherst

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	6	- 53.8%	38	19	- 50.0%
Closed Sales	7	6	- 14.3%	32	19	- 40.6%
Median Sales Price*	\$635,500	<b>\$820,000</b>	+ 29.0%	\$619,250	<b>\$700,000</b>	+ 13.0%
Inventory of Homes for Sale	18	28	+ 55.6%	--	--	--
Months Supply of Inventory	1.9	4.0	+ 110.5%	--	--	--
Cumulative Days on Market Until Sale	20	15	- 25.0%	60	50	- 16.7%
Percent of Original List Price Received*	105.7%	<b>109.7%</b>	+ 3.8%	97.7%	<b>102.9%</b>	+ 5.3%
New Listings	17	20	+ 17.6%	45	43	- 4.4%

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

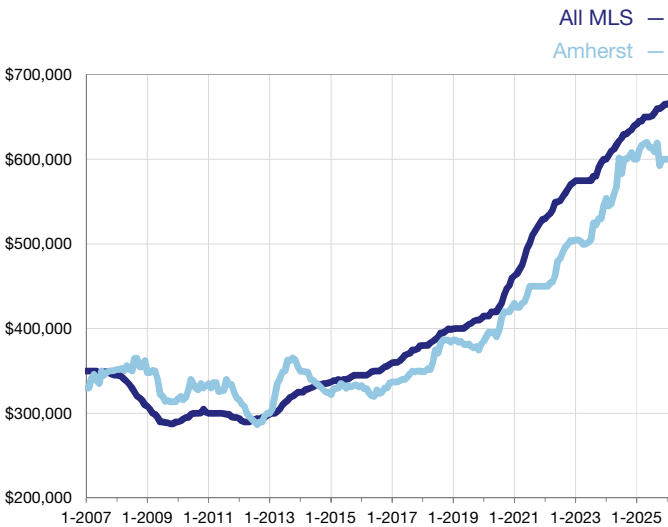
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	10	+ 150.0%	14	18	+ 28.6%
Closed Sales	6	6	0.0%	13	11	- 15.4%
Median Sales Price*	\$282,500	<b>\$385,000</b>	+ 36.3%	\$280,000	<b>\$325,000</b>	+ 16.1%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	25	52	+ 108.0%	50	54	+ 8.0%
Percent of Original List Price Received*	102.8%	<b>100.7%</b>	- 2.0%	100.9%	<b>100.8%</b>	- 0.1%
New Listings	5	11	+ 120.0%	16	29	+ 81.3%

\* 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

