

Amherst

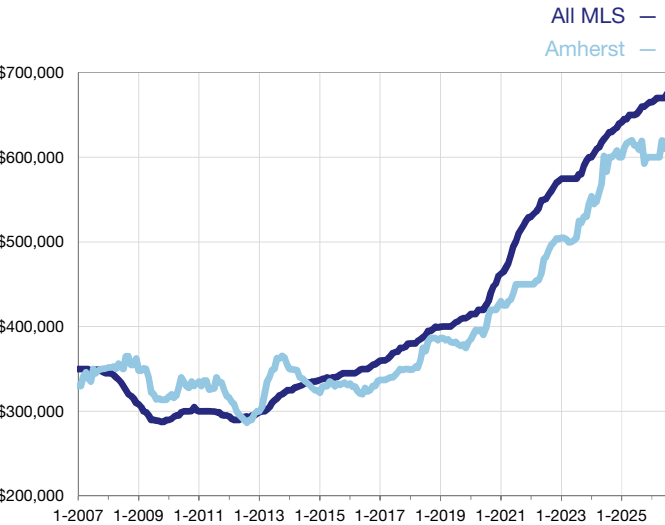
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	15	+ 114.3%	68	70	+ 2.9%
Closed Sales	13	18	+ 38.5%	68	60	- 11.8%
Median Sales Price*	\$625,000	\$681,900	+ 9.1%	\$625,000	\$686,900	+ 9.9%
Inventory of Homes for Sale	23	35	+ 52.2%	--	--	--
Months Supply of Inventory	2.6	4.0	+ 53.8%	--	--	--
Cumulative Days on Market Until Sale	25	34	+ 36.0%	41	41	0.0%
Percent of Original List Price Received*	100.9%	100.2%	- 0.7%	100.0%	101.6%	+ 1.6%
New Listings	10	16	+ 60.0%	84	106	+ 26.2%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	27	41	+ 51.9%
Closed Sales	4	12	+ 200.0%	25	37	+ 48.0%
Median Sales Price*	\$396,500	\$340,000	- 14.2%	\$300,000	\$325,000	+ 8.3%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--
Cumulative Days on Market Until Sale	40	23	- 42.5%	47	32	- 31.9%
Percent of Original List Price Received*	96.9%	99.5%	+ 2.7%	100.4%	100.8%	+ 0.4%
New Listings	3	5	+ 66.7%	32	59	+ 84.4%

* 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

