

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

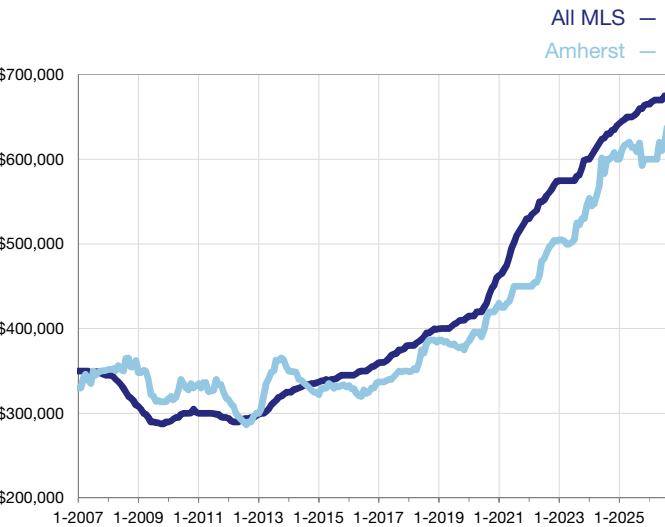
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	18	+ 125.0%	76	85	+ 11.8%
Closed Sales	11	12	+ 9.1%	79	72	- 8.9%
Median Sales Price*	\$645,500	\$698,500	+ 8.2%	\$625,000	\$686,900	+ 9.9%
Inventory of Homes for Sale	25	37	+ 48.0%	--	--	--
Months Supply of Inventory	2.8	3.9	+ 39.3%	--	--	--
Cumulative Days on Market Until Sale	30	66	+ 120.0%	39	45	+ 15.4%
Percent of Original List Price Received*	98.8%	96.9%	- 1.9%	99.8%	100.8%	+ 1.0%
New Listings	11	19	+ 72.7%	95	126	+ 32.6%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	32	45	+ 40.6%
Closed Sales	9	6	- 33.3%	34	43	+ 26.5%
Median Sales Price*	\$285,000	\$371,255	+ 30.3%	\$289,000	\$325,000	+ 12.5%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--
Cumulative Days on Market Until Sale	37	32	- 13.5%	44	32	- 27.3%
Percent of Original List Price Received*	100.4%	99.1%	- 1.3%	100.4%	100.6%	+ 0.2%
New Listings	6	6	0.0%	38	65	+ 71.1%

* 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

