

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Amherst

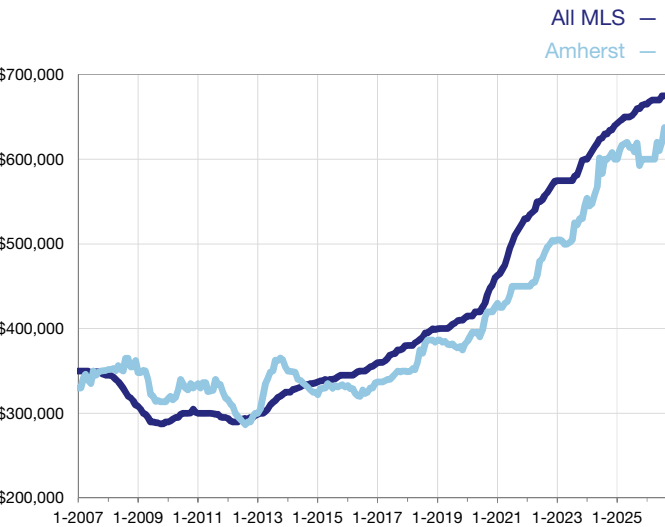
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	13	+ 85.7%	83	97	+ 16.9%
Closed Sales	6	14	+ 133.3%	85	86	+ 1.2%
Median Sales Price*	\$528,000	\$565,000	+ 7.0%	\$625,000	\$663,500	+ 6.2%
Inventory of Homes for Sale	20	39	+ 95.0%	--	--	--
Months Supply of Inventory	2.2	4.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	27	47	+ 74.1%	38	45	+ 18.4%
Percent of Original List Price Received*	101.7%	94.7%	- 6.9%	99.9%	99.8%	- 0.1%
New Listings	7	17	+ 142.9%	102	143	+ 40.2%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	9	+ 50.0%	38	54	+ 42.1%
Closed Sales	4	6	+ 50.0%	38	49	+ 28.9%
Median Sales Price*	\$247,500	\$267,500	+ 8.1%	\$285,000	\$315,000	+ 10.5%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	16	62	+ 287.5%	41	36	- 12.2%
Percent of Original List Price Received*	100.8%	96.7%	- 4.1%	100.5%	100.1%	- 0.4%
New Listings	8	6	- 25.0%	46	71	+ 54.3%

* 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

