# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Amherst

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 10 | **15** | + 50.0% | 93 | **108** | + 16.1% |
| Closed Sales | 8 | **15** | + 87.5% | 93 | **101** | + 8.6% |
| Median Sales Price* | $467,500 | **$628,000** | + 34.3% | $618,500 | **$650,000** | + 5.1% |
| Inventory of Homes for Sale | 15 | **30** | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | **3.0** | + 76.5% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 66 | **51** | - 22.7% | 41 | **46** | + 12.2% |
| Percent of Original List Price Received* | 100.1% | **99.3%** | - 0.8% | 99.9% | **99.8%** | - 0.1% |
| New Listings | 6 | **10** | + 66.7% | 108 | **153** | + 41.7% |

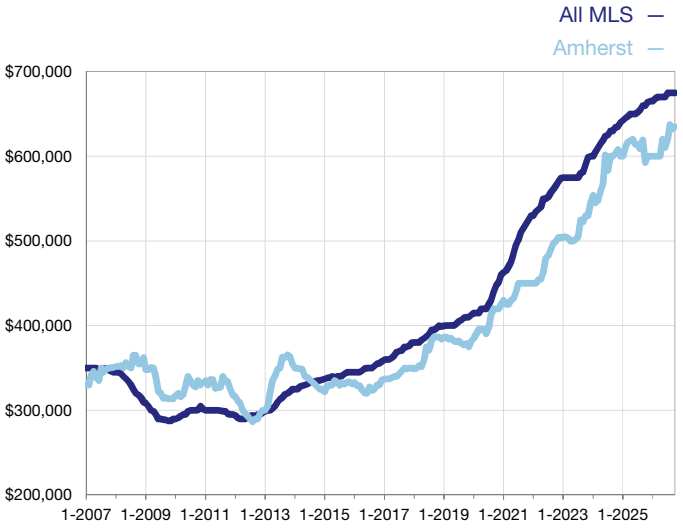
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

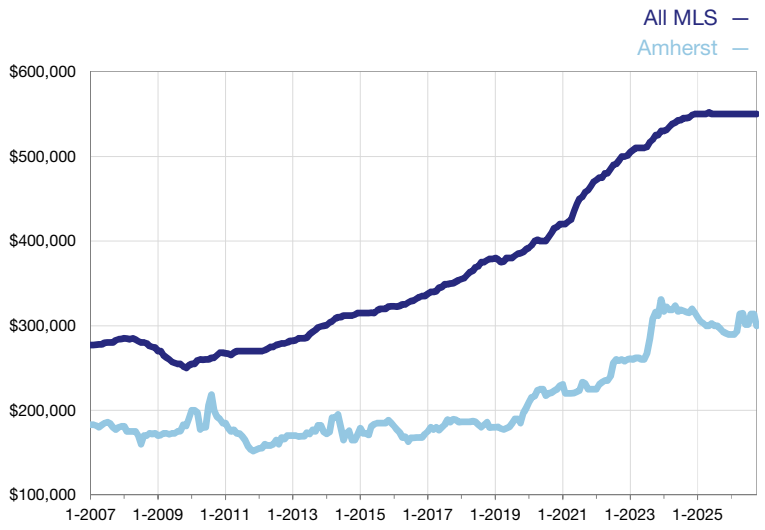
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 6 | **6** | 0.0% | 44 | **59** | + 34.1% |
| Closed Sales | 4 | **7** | + 75.0% | 42 | **56** | + 33.3% |
| Median Sales Price* | $315,000 | **$290,000** | - 7.9% | $285,000 | **$302,000** | + 6.0% |
| Inventory of Homes for Sale | 6 | **14** | + 133.3% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | **2.4** | + 71.4% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 21 | **52** | + 147.6% | 39 | **38** | - 2.6% |
| Percent of Original List Price Received* | 104.1% | **99.9%** | - 4.0% | 100.8% | **100.1%** | - 0.7% |
| New Listings | 2 | **9** | + 350.0% | 48 | **80** | + 66.7% |

* 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




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