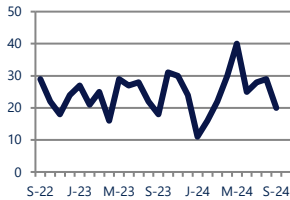


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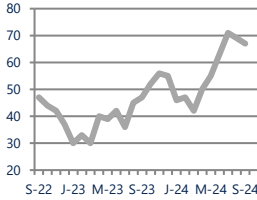
FOCUS ON: **AMHERST COUNTY HOUSING MARKET** SEPTEMBER 2024

Units Sold 20



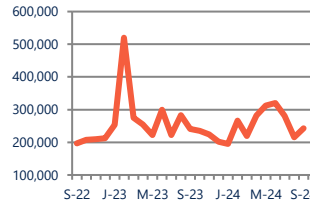
Up 11%
Vs. Year Ago

Active Inventory 67



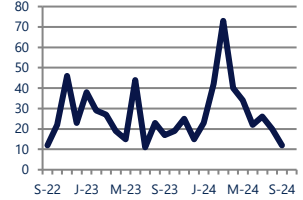
Up 43%
Vs. Year Ago

Median Sale Price \$242,500



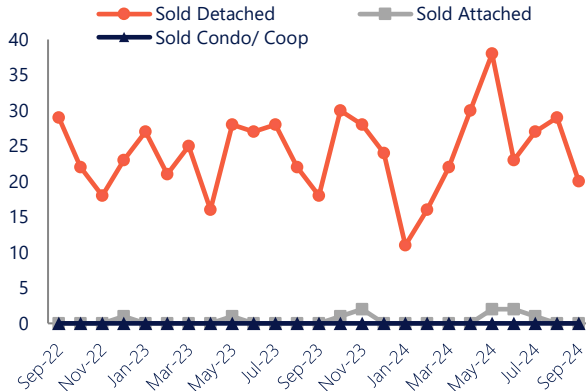
Up 1%
Vs. Year Ago

Days On Market 12



Down -29%
Vs. Year Ago

Units Sold*



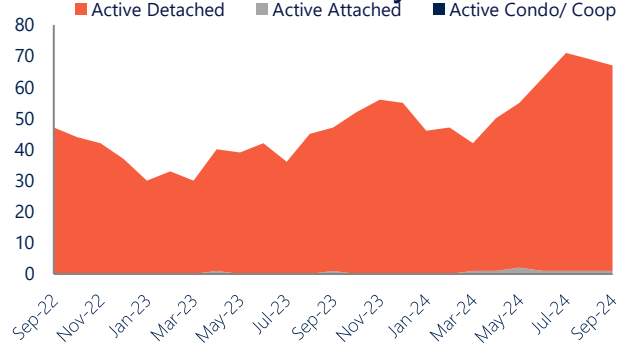
Units Sold

There was a decrease in total units sold in September, with 20 sold this month in Amherst County versus 29 last month, a decrease of 31%. This month's total units sold was higher than at this time last year, an increase of 11% versus September 2023.

Active Inventory

Versus last year, the total number of homes available this month is higher by 20 units or 43%. The total number of active inventory this September was 67 compared to 47 in September 2023. This month's total of 67 is lower than the previous month's total supply of available inventory of 69, a decrease of 3%.

Active Inventory*



Median Sale Price



Median Sale Price

Last September, the median sale price for Amherst County Homes was \$240,750. This September, the median sale price was \$242,500, an increase of 1% or \$1,750 compared to last year. The current median sold price is 13% higher than in August.

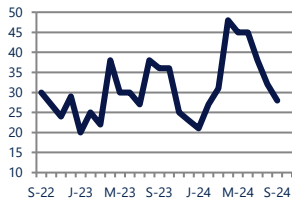
Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

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FOCUS ON: **AMHERST COUNTY HOUSING MARKET** SEPTEMBER 2024

New Listings

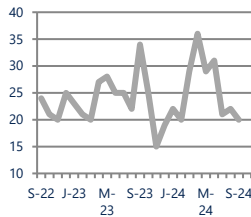
28



Down -22%
Vs. Year Ago

Current Contracts

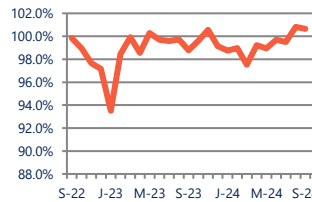
20



Down -41%
Vs. Year Ago

Sold Vs. List Price

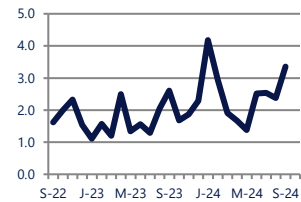
100.6%



Up 1.9%
Vs. Year Ago

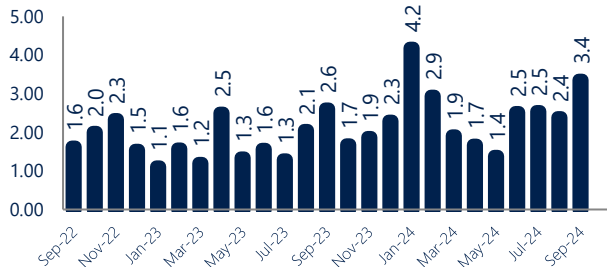
Months of Supply

3.4



Up 28%
Vs. Year Ago

Months Of Supply



Months of Supply

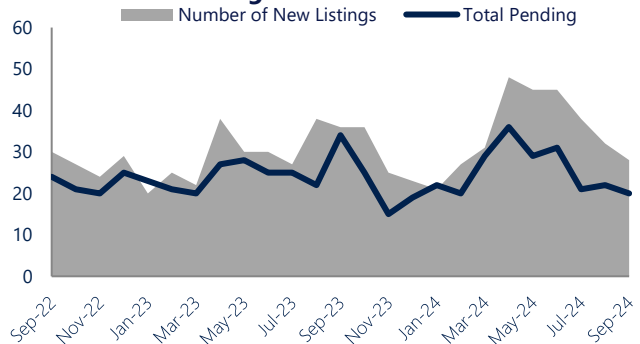
In September, there was 3.4 months of supply available in Amherst County, compared to 2.6 in September 2023. That is an increase of 28% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

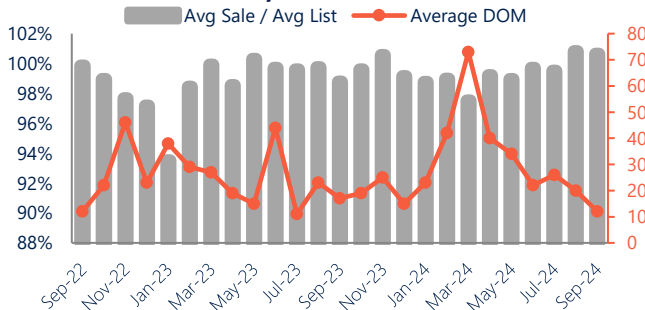
New Listings & Current Contracts

This month there were 28 homes newly listed for sale in Amherst County compared to 36 in September 2023, a decrease of 22%. There were 20 current contracts pending sale this September compared to 34 a year ago. The number of current contracts is 41% lower than last September.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In September, the average sale price in Amherst County was 100.6% of the average list price, which is 1.9% higher than at this time last year.

Days On Market

This month, the average number of days on market was 12, lower than the average last year, which was 17, a decrease of 29%.