

Amherst 01002

ZIP code · MA · Massachusetts > Hampshire County

BALANCED MARKET

\$593K

MEDIAN SALE PRICE

+13.4%

1-YR CHANGE

187

SALES (12 MO)

\$545K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



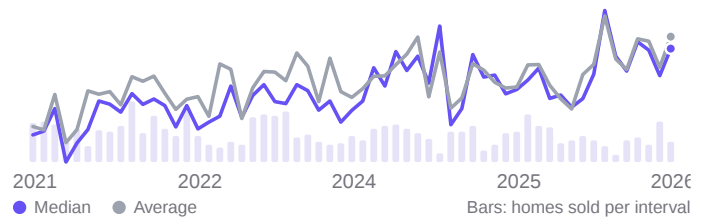
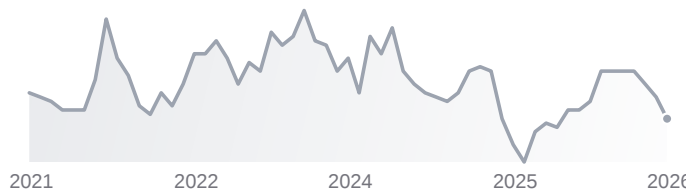
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$625K · Average \$665K

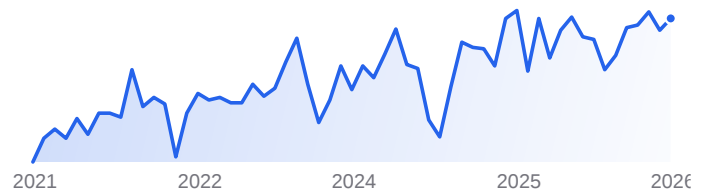
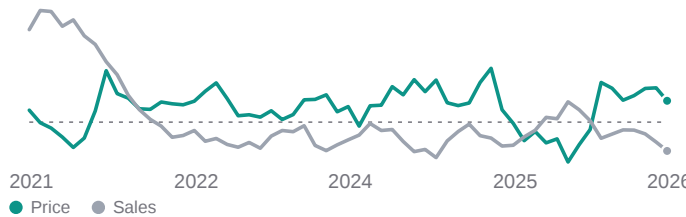


Growth (year over year)

Price +13.4% · Sales -18.0%

Price per square foot

\$327/ft²

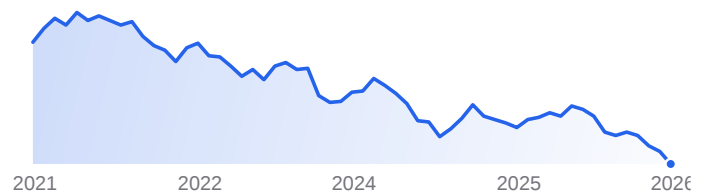
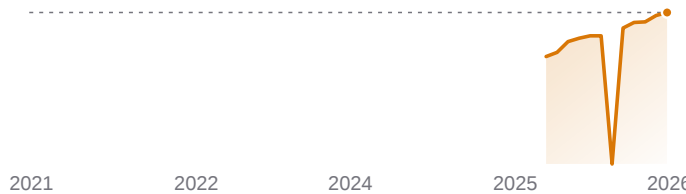


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

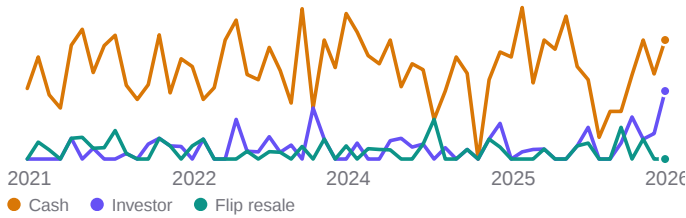
3.0%



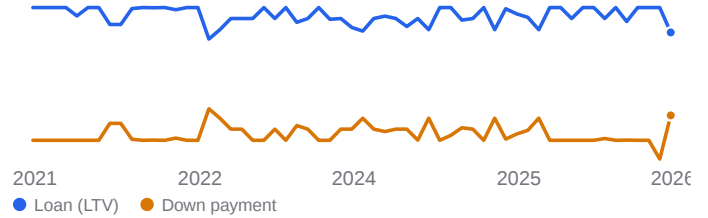
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 29% · Flip resale 0%

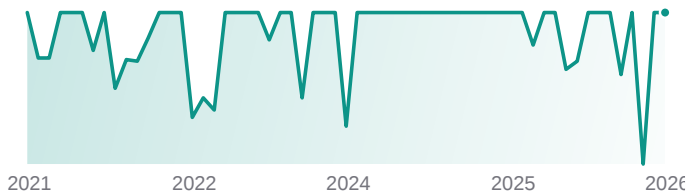


Financing (share of purchase price) Loan (LTV) 69% · Down payment 31%



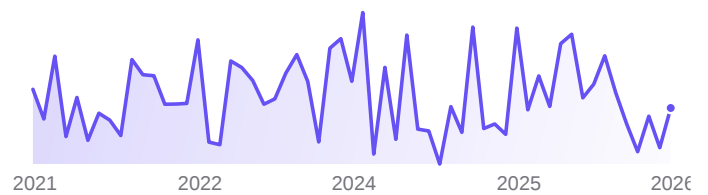
Sellers who sold at a gain

100%



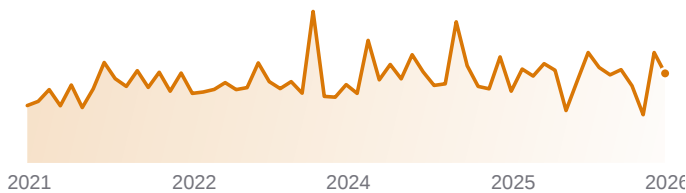
Typical hold before selling

9.9 yrs



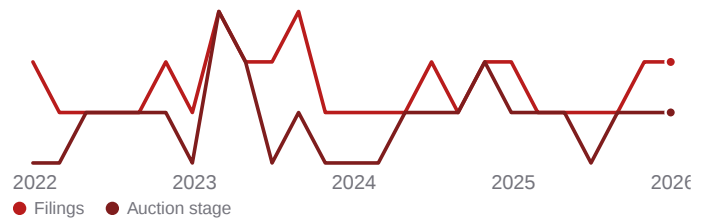
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	6,302
Median value (AVM)	\$545K
Median size	1,703 ft²
Median bedrooms	3
Median year built	1969
Single family	74%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	79%
Company owned	18%
Median loan-to-value	36%

Typical ownership tenure

16.0 yrs

COMMUNITY

Population	29,604
Density	523 / mi²
Median household income	\$84K
Average household income	\$108K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	55
Homes occupied	92%
Bachelor's or higher	24%
Poverty rate	18.6%
Unemployment	1.1%
Average temp	46°F
Annual precip	47 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.