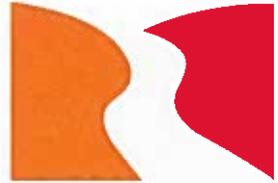


30 years



Valley
Community
Development

December 11, 2018

Nate Budington, Chair
Community Preservation Act Committee
Town of Amherst
4 Boltwood Avenue
Amherst, MA 01002

RE: First Time Homebuyer/Mortgage Subsidy Assistance Program

Dear Mr. Budington:

On behalf of Valley Community Development Corporation (Valley CDC), I am pleased to submit our request for the above referenced program. With the assistance of CPA funding, Valley CDC proposes to provide four (4) \$50,000 0% interest, 30 year deferred payment loans as mortgage subsidies to assist low and moderate households earning less than 100% of the Area Median Income to purchase homes in the Town of Amherst. Our programming would include intensive comprehensive financial counseling to first time homebuyers to assist them in the challenge of finding a home in Amherst.

We look forward to meeting with the CPAC regarding our proposal.

Sincerely,

Joanne Campbell
Executive Director

cc: Donna Cabana, Homeownership Coordinator

30 Market Street
Northampton, MA 01060
413-586-5855
www.valleycdc.com

Joanne Campbell
Executive Director

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COUNSELING AGENCY

Community Preservation Act Committee- Proposal Request Form for FY 2020

Project Title: Amherst First Time Home Buyers Mortgage Subsidy Program

CPA funding category: Check all that apply

<input checked="" type="checkbox"/>	Community Housing
<input type="checkbox"/>	Open Space
<input type="checkbox"/>	Historic Preservation
<input type="checkbox"/>	Recreation

Amount of CPA Funds Requested: **\$237,809.00**

Submitting Entity: **Valley Community Development Corp. 30 Market St Northampton MA**

Contact Person: **Donna Cabana**
Homeownership Coordinator

Phone: 413-586-5855 EXT 180

Email: dc@valleycdc.com

Please complete this form in its entirety and include the following in your proposal.

Overview of Proposal: Please describe your project and your feasibility analysis

Describe how your request meets the CPA criteria:

1. **Description of funding needed, including: See attached proposal**
 - a. **Documentation of cost estimates, budget attached**
 - b. **Other sources of funding, e.g., grants, self-funding, fund-raising – CITC donors and the Massachusetts Division of Banks funding**
 - c. **Timeline on how CPA funds would be spent, including over multiple years – See attached proposal**
2. **Urgency of the Project, if any. Urgent due to market conditions, rising prices and interest rates. Lack of affordable housing for LMI households and competition of cash buyers who plan to invest and rent single-family properties.**
3. **Estimated timeline from receipt of funds to Project completion. 18 Months**
4. **Acquisition or preservation of threatened resources. Community Diversity for LMI households**
5. **Population(s) to be served by the Project. See attached proposal**
6. **How will the CPA investment in your property, facility or project be maintained over time? See attached proposal**
7. **Which relevant Town committees and/or commissions are you working with? We have met with the Amherst Municipal Affordable Housing Trust and Amherst Housing Authority during December 2018. Both groups support our program. Support letters to follow.**
8. **Other information regarding the Project deemed necessary for CPAC. – The attached market data was used for the housing related sales statistics in the proposal**

**Town of Amherst - CPA Funding Proposal FY20
FIRST TIME HOMEBUYER PROGRAM/MORTGAGE SUBSIDY ASSISTANCE PROGRAM**

1. Project Description: Valley Community Development Corporation will provide (4) - \$50,000.00, 0% interest, thirty year deferred payment loans (DPL) as mortgage subsidies to write down the cost of a home to LMI (low/moderate income) households earning 100% or less of Area Median Income (AMI) to assist them with a purchase of a home in the Town of Amherst. The loan will be forgiven over the thirty (30) year period with 1/30th forgiven each year for thirty years. A mortgage and note will be executed by the buyer(s) outlining the terms and conditions of the use restriction(s). The program will also include intensive first time homebuyer counseling as described below to 20 first time homebuyer households. Households counseled will range from ready to proceed with homeownership to those households that may need several years before they are financially ready.

To attain and sustain homeownership many LMI households need homeownership counseling and access to down payment assistance. The high cost of housing in Amherst requires a higher subsidy amount than a more traditional \$5,000-\$10,000 downpayment/closing cost program. Additionally, the high cost of rent in Amherst makes it difficult to save for down payment and closing costs. Student loan debt is another obstacle that holds LMI buyers back from purchasing a home. Additional obstacles include lender required reserve funds in addition to the funds to complete and close on the transaction.

It is expected that approximately 20 first time homebuyer households will express interest in accessing the mortgage subsidy assistance and that Valley Community Development can accommodate counseling within the 18-month contract period. Valley Community Development staff will administer the program, provide outreach and marketing, provide general information about the program as well as provide intensive financial counseling to prepare those households who inquire about the program. Valley Community Development will be responsible for certifying household income for the mortgage subsidy assistance. The home buying counseling will include assistance with credit score improvement, debt reduction, savings plans, understanding mortgage options, obtaining a mortgage, navigating the process, how to work with the real estate professionals including attorneys, what to expect during the process, what to watch out for, negotiating home repairs with the seller, and making the best possible decisions throughout the process as well as helping households identify when purchasing a home is not right for them.

Valley Community Development was founded in 1988 and has been providing a comprehensive and successful first time homebuyer (FTHB) program for almost 25 years. Valley Community Development is certified by CHAPA (Citizens Housing and Planning Association) for its well-attended FTHB monthly classes. Valley is a HUD approved housing counseling agency and has an excellent reputation among local mortgage lenders and state housing agencies. Valley's primary service area includes Easthampton, Northampton, Amherst, and Hadley. The homebuyer program has evolved over the years in response to the housing crisis and growing obstacles to sustainable homeownership. Valley Community Development has provided its homeownership services throughout Hampshire County for the last decade due to the housing crisis. Among our core communities in Valley Community Development service area, the Town of Amherst is desirable for many LMI households seeking housing, a good school system, recreational green spaces, a thriving downtown as well as a diverse community.

Valley Community Development has determined that financial assistance of \$50,000 to a LMI household will allow access to the housing market in Amherst. For example, a buyer would be expected to put down a minimum of 3% for a down payment on a purchase of a \$240,000 home amounting to \$7,200. Buyers

can also expect to pay closing costs of 3% of the purchase price. If a borrower accessed the subsidized mortgage product offered by the Massachusetts Housing Partnership's (MHP) One Mortgage product, the buyer would be required to make a down payment of 1.5% from their own funds and the remaining 1.5% can be a gift, grant or deferred loan (thus equaling the 3% down payment requirement). Under the MassHousing loan programs, all of the 3% down payment can be a gift, grant or deferred loan. Buyers will need to have their own funds under this program to make a deposit to secure an offer to purchase, cover their lender-required reserve funds and to pay any additional costs including appraisal fees, home inspections and homeowner's insurance. The \$50,000 mortgage subsidy would provide a household with the power to purchase in Amherst. Currently buyers at 80%-100% of AMI are priced out of Amherst homes because the average sales price is in the \$429,000 range for a single family, \$202,000 for a condominium and \$489,380 for a 2-4 unit multi-family.

Valley Community Development believes there should be a cap on liquid assets for a potential purchaser and suggests \$75,000 per household. We would not include retirement accounts as liquid assets nor the imputed income from interest earned on those assets.

Here are the outcomes of the last round of funding under CPA in FY16:

Household 1:

Home Purchase Price: \$317,000

Buyers' Down Payment Funds: \$40,000

Amherst Mortgage Subsidy: \$50,000

Mortgage Loan Amount: \$227,000.00

Interest Rate: 3.99%

Current Rental Payment: \$2,500

New Mortgage PITI: \$1,588.56

Household Income/family of 4: \$61,000. The buyers are self-employed; they knew the only way they could afford in the Amherst market was by saving a substantial down payment and being able to access the mortgage subsidy funds. The program was a tremendous help for this household and reduced the monthly payment to a more affordable payment with conforming DTI ratios. In this example: a 1st mortgage loan amount of \$227,000 at 3.99% fixed; and the 0% second subsidy mortgage of \$50,000 made this home very affordable for this household.

Household 2:

Home Purchase Price: \$240,000

Buyers' Down Payment Funds: \$30,000

Amherst Mortgage Subsidy: \$50,000

Mortgage Loan Amount: \$160,000.00

Interest Rate 4.0%

Current Rental Payment: \$1350

New Monthly Housing Payment: \$1,282.41

This is a single parent household with one income of \$63,300. Three teenagers live in the household. The monthly mortgage payment is less than rent in Amherst for a 3 bedroom, with prices ranging from \$1,350 for an affordable 3 bedroom unit and market rents range from \$1,423 - \$2,009 monthly for a 3 bedroom in Amherst. The purchased home is a 4 bedroom.

Household 3:

Home Purchase Price: \$242,900
Buyers' Down Payment Funds: \$5,000
Amherst Mortgage Subsidy: \$50,000
Mortgage Loan Amount: \$187,900.00
Interest Rate: 4.0%
Current Rent Payment: \$800
New Monthly Housing Payment: \$1372.00

A family of 4 with one child under 6; learned about the program last year during an individual counseling appointment. They lived in Easthampton and initially came in for the Easthampton CPA Down Payment and Closing Cost Program. Due to a lack of inventory in Easthampton they widened their search in hopes of finding an affordable home. A home in Amherst came up for sale that they were very interested in and they bid on the property 4 times. Every time their offer would expire, they would submit another offer. Finally, the bank owner accepted their offer on February 2, 2018. On 2/20/2018, they entered into a purchase and sales agreement for the Amherst property. Inspections were conducted including lead paint. There were some property conditions that needed immediate repair and the buyer submitted a plan to address these conditions. Lead paint abatement activities are underway at this property. All the windows are being replaced through the MassHousing "Get the Lead Out" Program. Some chipping and peeling paint on the exterior of the home also is being addressed during the de-leading process. The buyers submitted an application for the "Get the Lead Out" Program and closed on that loan a week or so after their closing on 4/12/2018. The buyer holds a construction supervisor's license and is a project manager at a local construction company, and thus had the ability to manage the needed repairs.

Household 4:

Home Purchase Price: \$318,250
Buyers' Down Payment Funds: \$16,750
Gift From Family Member: \$51,500
Amherst Mortgage Subsidy: \$50,000
Mortgage Loan Amount: \$200,000.00
Interest Rate: 4.625%
Current Rent Payment: \$2700
New Monthly Housing Payment: \$1645.09

Household income is \$76,692 for a family of 5. The buyer is a single parent with 2 children and she is purchasing with her brother, a single person. Her mother who cares for her children, lives in the household too. Prior to the home purchase, they rented 2 apartments in Amherst with rental payments of \$1,350 each. The purchase of the home is a substantial savings for this household. They will save money for any needed repairs, have a nice home, and yard for the kids.

Program Services: Counseling/financial education services for all 20 households include the following:

Initial intake includes completion of a self-certification form, which identifies household size and income. A counseling log details household income, savings, employment and credit history, and outstanding debt that will be used to assess needs. Counsel potential homebuyers to determine timetable for purchasing, goals to be set and tasks to be accomplished to attain those goals.

- The completion of an Action Plan with steps the potential buyer needs to take to be a “bankable first time homebuyer”.
- Counsel potential homebuyers who are not “bankable” on how to become “bankable”.
- Counsel potential homebuyers regarding credit repair, debt reduction, establishment of credit history, alternative credit history.
- Maintain current information on subsidized mortgage products, including the One Mortgage Loan Program as well as MassHousing products and other first time homebuyer products.
- Assist potential homebuyers to determine best mortgage product based on individual circumstances.
- Determination of eligibility for mortgage subsidy assistance and availability.
- Determination of housing price range that household can afford.
- Advocate on behalf of mortgage applicants with lenders and affordable housing program administrators, etc. to facilitate access to subsidized mortgage financing and provide homebuyer support/encouragement.
- Facilitate access to affordable homeownership or homebuyer education workshops through Valley Community Development.
- Assistance in determining if/when long-term rental is best option.
- Solicit and maintain relationships with lenders to fund homebuyer classes and gain access to and distribute down payment and closing costs assistance

Program Outreach: Program marketing would be on-going through a variety of community sources:

- Outreach to LMI potential first time homebuyers through the media, social media, neighborhood groups and town government
- Outreach to real estate agencies doing business in Amherst
- Outreach to mortgage loan officers
- Outreach to local businesses and employers to reach LMI employees
- Outreach through Valley Community Development’s small business office
- Outreach to Amherst minority and immigrant communities
- Outreach to current and past participants of the Valley Community Development sponsored homebuyer workshops
- Outreach to Amherst residents who sought individual counseling services from Valley Community Development during the past 24 – 36 months

NOTE: All applicants for the mortgage subsidy program will be educated on the Federal Lead Paint laws using the EPA Booklet “Protect Your Family from Lead in Your Home”. Massachusetts Lead Paint laws require applicants with children ages 6 and under to delead the property. Properties built before 1978 may contain lead paint hazards. Properties with lead based paint hazards must have all lead paint addressed as required by the Massachusetts laws. Valley Community Development staff will assist applicant(s) with lead paint compliance and the application process for a deferred payment loan from MassHousing as applicable through education, technical assistance and counseling on lead paint concerns including but not limited to the inspection process and technical support to address lead paint issues and deleading of the property post-closing.

2. Project Goals: The goal of the First Time Homebuyer Program/Mortgage Subsidy Assistance Program is to provide financial assistance to four (4) LMI first time homebuyer households, which will enable them to purchase a home in the Town of Amherst. This will allow LMI households to continue to add to the diversity of the town. Additionally, 20 will receive first time homebuyer financial counseling as described above in preparation for future homeownership.

3. Eligibility: The First Time Homebuyer Program/Mortgage Subsidy Assistance Program is eligible under the Community Housing section of CPA. As noted in the Executive Summary of the Amherst’s Housing Production Plan, “converting existing housing to long term affordability through mortgage assistance programs or buy down programs that provide subsidies to first time homebuyers” is listed among the strategies of greatest concern to Amherst. This strategy will address the problem of lack of “affordable homeownership for families as market conditions have placed the purchase of homes beyond the financial means of low and moderate-income households.”

4. Housing Goals: As noted above, Amherst’s Housing Production Plan identifies mortgage subsidy programs as a way to increase homeownership for low and moderate-income households. Assisting LMI households to purchase homes in Amherst will meet the Town’s goal of adding to the affordable housing inventory. The Town of Amherst is striving to maintain 10% of its housing stock as affordable under DHCD guidelines and create 48 new units of housing per year. Assisted homebuyers (at or below 80% of AMI) will have restrictions which will meet the requirements for the SHI (Subsidized Housing Inventory) and will remain on the SHI for 30 years. The proposed program would create 8% of the annual goal.

5. Timeline: The First Time Homebuyer/Mortgage Subsidy Assistance Program will begin immediately upon execution of a contract with the Town of Amherst. The program is expected to be accomplished within 18 months of the start date. The proposed contract period is July 1, 2019 – December 31, 2020. It is anticipated that the four (4) mortgage subsidies will be distributed as follows:

1 st Quarter	None (individual counseling and marketing begins)
2 nd Quarter	1 household closes with mortgage subsidy assistance
3 rd Quarter	1 household closes with mortgage subsidy assistance
4 th Quarter	1 household closes with mortgage subsidy assistance
5 th Quarter	1 household closes with mortgage subsidy assistance
6 th Quarter	Program closeout, reports, files and follow up with clients on deleasing and post purchase education requirements.

6. Budget: See Attached budget

7. Support: Letters of support to follow; we have met with both housing related committees as required. We met with the Amherst Municipal Housing Trust on November 8, 2018 and the Amherst Housing Authority on November 26, 2018. **APPENDIX**

Background & Need: Valley Community Development has continued to work with Amherst households under our contracts for foreclosure prevention and financial literacy through funding from the Division of Banks to serve all of Hampshire County through December 31, 2018. Valley Community Development continues to publicly and privately fundraise to support the continuation of the homeownership program and serve both first time homebuyers and existing homeowners. (Valley Community Development is only seeking CPA funding to provide financial assistance and home buying counseling to first time homebuyers.) Valley Community Development continues to seek funding from all available sources including local and regional banks/credit unions, foundations, CDBG, and CPA funds to support its homeownership program. It is becoming more and more competitive each year as less funding is available to the many applicants competing for those funds. Our application to the Massachusetts Division of Banks application is due December 18, 2018 and we will not hear about this funding until the spring of 2019. These funds made it possible for us to work with 34 households under the Amherst CPA program during the last round of funding that Valley received, along with fundraising

and the Community Investment Tax Credit donors. These funds supplement our programs and allow us to serve more households.

In preparation for Valley Community Development's approach for CPA funds, the Homeownership Department analyzed Amherst specific data that has been collected on program participants. Valley also reviewed housing data from the Registry of Deeds, the Multiple Listing Service (MLS) and the Amherst Housing Production Plan 2013. Some excerpts from the Production Plan show that population growth and housing development are being shaped by several factors which include:

- Millennials (young adults born since 1980's) are entering the housing market saddled with student loan debt and are looking for smaller more affordable homes
- Almost 30% of all families with children consisted of single parent households. Single parent households may have more difficulty affording a home because of the reliance on one income.

The data was not very promising for LMI Amherst buyers and to buyers at or below 100% AMI. A deep subsidy will be needed to help LMI families.

In the past 12 months of sales data for Amherst showed the following:

249 single-family homes, 9 multi families, and 88 condominium homes have been actively listed for sale or sold in the past 12 months with an average sales price of \$446,000 for a single family, \$210, 000 for a condominium and \$489,380 for a 2-4 unit multi-family.

- Significantly higher average sales price than expected, up \$29,000 for a single family in the past 2 years.
- Of the 249 homes for sale/sold, at least 100 were in the affordable range of our clients. Our LMI buyers could afford 40% of the homes compared to only 27% of the homes available in FY16.
- Condominiums have an average sale price of \$210,000; Condominiums continue to be an affordable option for many LMI buyers depending on the condominium fees. Condominium lending has become more complicated over the past few years with more restrictions from the lenders and investors.
- Currently there are 61 single-family homes for sale in Amherst ranging in price from \$214,200 - \$2,200,000.
- Of the 61 single-family homes currently available, 17 or 28% are in the affordable range of our buyers.
- 10 condominium homes are available for sale and 6 or 60% of the 10 are affordable. Many of the affordable condominiums are in a 55 or older community and will not be an option for families.
- Rates continue to be low: between 4.75% - 5.0% With the use of the MHP One Mortgage for a buyer at or below 100% AMI, buyers can expect an additional discount of .5% on the rate and potentially have a fixed rate of 4.25% - 4.75% with no points. Additionally the waiver of the private mortgage insurance on this loan product helps with the affordability and buying power of the buyer.

Valley Community Development Corporation
First Time Homebuyer Program/Mortgage Subsidy Assistance Program
July 1, 2019 - December 31, 2020

Personnel:

Executive Director (.025 FTE)	\$ 3,563
Homeownership Coordinator (.15 FTE)	\$ 12,821
Communication Specialist (Marketing/Outreach) (.10 FTE)	\$ 5,795
Fringe (25%) (health, payroll taxes, vacation, sick leave)	<u>\$ 5,545</u>

Subtotal Personnel \$ 27,724

Other Expenses:

Travel	\$ 100
Advertising	\$ 250
Legal Services	\$ -
Lead Testing	\$ 2,500
Indirect/overhead (rent, IT, utilities, phone, CFO, audit, ins)	\$ 7,235

Total Other Expenses \$ 10,085

Total Expenses \$ 37,809

Mortgage Subsidy Costs \$50,000 x 4 \$ 200,000

Total Program Expenses \$ 237,809

Single Family Listings

MLS #	Status	Address	Town	Description	DOM	List Price	Sale Price
72248886	SLD	351 Henry St	Amherst, MA	5 room, 3 bed, 1f 0h bath Raised Ranch	30	\$154,900	\$125,000
72308812	SLD	378 Old Montague Road	Amherst, MA	5 room, 2 bed, 1f 0h bath Ranch	158	\$157,700	\$135,000
72269195	SLD	660 Bay Road	Amherst, MA	7 room, 2 bed, 2f 1h bath Raised Ranch	95	\$164,900	\$165,000
72132712	SLD	110 Henry Street	Amherst, MA : North Amherst	5 room, 2 bed, 1f 0h bath Bungalow	230	\$174,900	\$170,000
72276825	SLD	286 East Hadley Rd	Amherst, MA	5 room, 3 bed, 1f 0h bath Ranch	47	\$175,000	\$175,000
72348394	SLD	194 Strong Street	Amherst, MA	5 room, 2 bed, 1f 0h bath Ranch	7	\$178,800	\$209,800
72426048	CTG	30 Hillcrest Place	Amherst, MA	6 room, 3 bed, 1f 0h bath Farmhouse	5	\$199,900	
72260216	SLD	26 Valley Ln	Amherst, MA	6 room, 3 bed, 2f 1h bath Multi-Level	20	\$199,900	\$206,500
72422745	ACT	21 Valley View Drive	Amherst, MA	6 room, 3 bed, 2f 0h bath Contemporary	15	\$214,200	
7221315	SLD	464 Bay Rd	Amherst, MA	5 room, 3 bed, 1f 0h bath Ranch	198	\$225,000	\$231,900
72210638	SLD	28 South Mount Holyoke Drive	Amherst, MA	5 room, 3 bed, 1f 1h bath Ranch	73	\$229,000	\$195,000
72405787	ACT	44 Jenks St	Amherst, MA	4 room, 4 bed, 2f 0h bath Cape	53	\$229,900	
72163713	SLD	294 Pelham Rd	Amherst, MA	6 room, 3 bed, 2f 0h bath Ranch	187	\$239,900	\$229,500
72263660	SLD	144 Glendale Rd	Amherst, MA	6 room, 3 bed, 2f 0h bath Ranch	82	\$239,900	\$242,900
72253552	SLD	208 Grantwood Drive	Amherst, MA	6 room, 3 bed, 1f 0h bath Raised Ranch	27	\$239,900	\$249,900
72296667	SLD	1335 Bay Rd	Amherst, MA : South Amherst	6 room, 3 bed, 1f 1h bath Colonial	37	\$239,900	\$235,000
72204390	SLD	596 S Pleasant St	Amherst, MA	8 room, 3 bed, 1f 1h bath Raised Ranch	68	\$240,000	\$230,000
72312887	SLD	73 Stagecoach Rd	Amherst, MA	5 room, 2 bed, 1f 0h bath Farmhouse	60	\$245,000	\$232,000
72410396	UAG	18 Grove St	Amherst, MA	5 room, 2 bed, 1f 0h bath Farmhouse	16	\$245,000	
72308137	SLD	131 Pine St	Amherst, MA	6 room, 3 bed, 1f 0h bath Bungalow	21	\$246,900	\$230,000
72292276	ACT	297 West Street	Amherst, MA	6 room, 4 bed, 1f 0h bath Ranch	259	\$249,900	
72392470	PCG	106 Pelham Rd	Amherst, MA	6 room, 3 bed, 1f 0h bath Ranch	77	\$249,900	\$249,900
72217294	SLD	51 South East St	Amherst, MA	7 room, 3 bed, 1f 1h bath Raised Ranch	28	\$259,000	\$242,444
72240397	SLD	16 Alpine Drive	Amherst, MA	6 room, 2 bed, 2f 0h bath Colonial	42	\$259,900	\$255,500
72241563	SLD	41 East Hadley Road	Amherst, MA : South Amherst	7 room, 4 bed, 1f 1h bath Cape	65	\$265,000	\$246,000
72322616	PCG	35 Harlow Dr	Amherst, MA	6 room, 3 bed, 2f 0h bath Ranch	198	\$265,000	
72323879	SLD	54 Greenwich Rd	Amherst, MA	8 room, 3 bed, 2f 0h bath Ranch	10	\$265,000	\$268,000
72363008	ACT	340 Amity St	Amherst, MA	6 room, 3 bed, 1f 0h bath Ranch	131	\$268,888	
72352394	ACT	275 E Pleasant St	Amherst, MA	5 room, 2 bed, 1f 0h bath Farmhouse	154	\$269,000	
72336891	SLD	57 Farmington Rd	Amherst, MA : South Amherst	8 room, 4 bed, 2f 0h bath Ranch	39	\$269,000	\$255,000
72421771	CTG	36 Valley View Dr	Amherst, MA	7 room, 3 bed, 1f 1h bath Ranch	130	\$269,000	
72218089	SLD	47 South East St	Amherst, MA	6 room, 3 bed, 2f 0h bath Farmhouse	27	\$269,000	\$242,444
72298238	SLD	559 West St	Amherst, MA	6 room, 4 bed, 2f 0h bath Ranch	81	\$269,000	\$262,000
72253064	SLD	156 Columbia Drive	Amherst, MA	9 room, 5 bed, 2f 1h bath Colonial	19	\$269,900	\$264,610
72339869	UAG	591 West St	Amherst, MA	9 room, 4 bed, 2f 1h bath Colonial	147	\$269,900	
72366968	ACT	194 Glendale Rd	Amherst, MA	6 room, 3 bed, 1f 1h bath Raised Ranch	125	\$269,900	
72176515	SLD	20 S Whitney St	Amherst, MA	6 room, 3 bed, 2f 0h bath Cape	31	\$270,000	\$255,000
72380345	ACT	127 Leverett Rd	Amherst, MA : North Amherst	6 room, 3 bed, 1f 1h bath Raised Ranch	102	\$275,000	
72340193	SLD	37 Jenks St	Amherst, MA	6 room, 4 bed, 2f 0h bath Cape	20	\$275,000	\$288,000
72258933	SLD	28 Carriage Ln	Amherst, MA	7 room, 4 bed, 2f 0h bath Cape	21	\$279,900	\$260,000
72271733	SLD	487 Main Street	Amherst, MA	8 room, 4 bed, 2f 0h bath Colonial	17	\$279,900	\$280,000
72421791	ACT	21 Hartman Road	Amherst, MA	6 room, 3 bed, 1f 0h bath Ranch	18	\$282,000	
72374568	SLD	40 Flat Hills Rd.	Amherst, MA	7 room, 4 bed, 2f 1h bath Cape	53	\$284,900	\$280,000
72368388	PCG	228 Grantwood Dr	Amherst, MA	7 room, 4 bed, 2f 0h bath Cape	124	\$285,000	
72361492	SLD	155 Farmington Road	Amherst, MA	7 room, 4 bed, 1f 1h bath Ranch	36	\$285,000	\$280,000
72345005	SLD	33 Pondview Drive	Amherst, MA : South Amherst	7 room, 3 bed, 1f 1h bath Ranch	21	\$285,000	\$292,000
72288682	SLD	340 Potwine Lane	Amherst, MA	8 room, 3 bed, 1f 1h bath Raised Ranch	181	\$285,000	\$280,000
72362163	SLD	103 Mill Lane	Amherst, MA	6 room, 3 bed, 1f 0h bath Ranch	21	\$289,000	\$300,000
72423232	ACT	24 Canton Ave	Amherst, MA	5 room, 3 bed, 2f 0h bath Ranch	13	\$289,000	
72216763	SLD	25 Lantern Lane	Amherst, MA	9 room, 5 bed, 2f 1h bath Colonial	30	\$289,900	\$285,000
71498408	SLD	57 Valley View Cir	Amherst, MA	6 room, 3 bed, 1f 0h bath Ranch	1748	\$294,500	\$145,000
72210233	SLD	161 Pomeroy Lane	Amherst, MA	7 room, 3 bed, 2f 0h bath Cape	78	\$294,900	\$284,830

72345145	SLD	30 Fearing St	Amherst, MA	8 room, 4 bed, 1f 1h bath	Tudor	59	\$296,400	\$300,000
72288608	SLD	768 E Pleasant St	Amherst, MA	6 room, 3 bed, 3f 0h bath	Cape	43	\$299,000	\$283,000
72278104	SLD	111 Logtown Rd	Amherst, MA	6 room, 3 bed, 1f 1h bath	Ranch	92	\$299,900	\$280,000
72317160	SLD	418 State Street	Amherst, MA	9 room, 3 bed, 2f 0h bath	Raised Ranch	18	\$299,900	\$299,900
72270795	SLD	87 Stony Hill Rd	Amherst, MA	9 room, 4 bed, 3f 0h bath	Contemporary	18	\$299,900	\$295,900
72321893	SLD	105 Glendale Rd	Amherst, MA	7 room, 3 bed, 2f 0h bath	Raised Ranch	25	\$299,900	\$299,900
72319881	SLD	435 Henry Street	Amherst, MA	8 room, 3 bed, 2f 1h bath	Ranch	19	\$299,900	\$299,000
72254937	SLD	7 Indian Pipe Lane	Amherst, MA	5 room, 3 bed, 3f 0h bath	Contemporary	217	\$300,000	\$298,000
72337039	ACT	149 Stone Avenue	Amherst, MA	6 room, 3 bed, 1f 0h bath	Cottage	179	\$310,000	\$310,000
72345464	SLD	29 Hartman Road	Amherst, MA	6 room, 3 bed, 2f 0h bath	Ranch	27	\$310,000	\$305,000
72370974	UAG	27 Hills Road	Amherst, MA	7 room, 3 bed, 1f 1h bath	Multi-Level	125	\$315,000	\$315,000
72403697	UAG	40 Elf Hill Road	Amherst, MA	8 room, 3 bed, 2f 0h bath	Raised Ranch	48	\$315,000	\$315,000
72421098	ACT	27 SHEERMAN LN	Amherst, MA	6 room, 4 bed, 2f 1h bath	Colonial	20	\$319,900	\$319,900
72324981	SLD	562 Montague Rd	Amherst, MA	8 room, 2 bed, 2f 0h bath	Ranch	26	\$319,900	\$319,900
72325711	ACT	1117 North Pleasant St	Amherst, MA	11 room, 4 bed, 2f 0h bath	Colonial	198	\$319,900	\$317,500
72260155	SLD	1174 Bay Rd	Amherst, MA	6 room, 3 bed, 2f 0h bath	Ranch	18	\$319,900	\$308,500
72268764	SLD	10 Flat Hills Road	Amherst, MA	8 room, 3 bed, 2f 0h bath	Raised Ranch	75	\$319,900	\$300,000
72208906	SLD	133 Flat Hills Road	Amherst, MA	6 room, 4 bed, 2f 0h bath	Raised Ranch	136	\$319,900	\$293,000
72308558	SLD	87 Logtown Rd	Amherst, MA	7 room, 4 bed, 2f 0h bath	Ranch	19	\$319,900	\$315,000
72349149	SLD	20 Clifton Ave	Amherst, MA	6 room, 3 bed, 1f 1h bath	Farmhouse	21	\$324,000	\$335,000
72321895	SLD	11 Thistle Ln	Amherst, MA	7 room, 3 bed, 3f 0h bath	Contemporary	24	\$324,900	\$339,000
72301336	SLD	466 S Pleasant St	Amherst, MA	9 room, 5 bed, 3f 0h bath	Antique	66	\$329,000	\$329,000
72287654	SLD	506 Pine Street	Amherst, MA	7 room, 3 bed, 2f 0h bath	Cape	20	\$329,000	\$329,000
72221605	SLD	48 Valley View Drive	Amherst, MA	8 room, 5 bed, 3f 1h bath	Colonial	248	\$334,900	\$335,000
72362852	ACT	563 Bay Road	Amherst, MA	11 room, 4 bed, 3f 0h bath	Colonial	107	\$334,900	\$334,900
72365715	UAG	182 Pondview Drive	Amherst, MA	8 room, 4 bed, 1f 1h bath	Colonial	123	\$339,000	\$339,000
72191140	SLD	24 Flintlock Lane	Amherst, MA	8 room, 3 bed, 2f 0h bath	Contemporary	143	\$339,900	\$315,000
72297108	SLD	173 Strong Street	Amherst, MA	7 room, 4 bed, 2f 0h bath	Raised Ranch	109	\$345,000	\$337,500
72297967	SLD	69 Grantwood Dr	Amherst, MA	8 room, 4 bed, 3f 0h bath	Ranch	42	\$345,000	\$341,000
72336199	SLD	41 Fairfield St	Amherst, MA	7 room, 4 bed, 2f 0h bath	Cape	70	\$348,000	\$338,000
72324804	SLD	11 Overlook Drive	Amherst, MA	8 room, 4 bed, 2f 0h bath	Contemporary	31	\$349,900	\$336,000
72366212	SLD	214 West St	Amherst, MA	7 room, 4 bed, 2f 0h bath	Cape	19	\$349,900	\$349,900
72419952	CTG	196 West St	Amherst, MA	5 room, 2 bed, 2f 0h bath	Cape	21	\$349,900	\$360,000
72383586	SLD	28 Western Lane	Amherst, MA	7 room, 4 bed, 2f 0h bath	Cape	47	\$349,900	\$349,900
72310752	SLD	34 Hickory Lane	Amherst, MA	8 room, 4 bed, 3f 0h bath	Contemporary	1	\$349,900	\$349,900
72285910	SLD	50 Aubinwood Rd	Amherst, MA	8 room, 3 bed, 2f 0h bath	Ranch	78	\$349,900	\$347,500
72271847	SLD	24 Hickory Lane	Amherst, MA	9 room, 3 bed, 3f 0h bath	Contemporary	45	\$349,900	\$339,000
72280599	SLD	51 Jeffrey Ln	Amherst, MA	9 room, 3 bed, 2f 0h bath	Split Entry	49	\$350,000	\$325,000
72322937	SLD	90 Glendale Road	Amherst, MA	6 room, 3 bed, 3f 0h bath	Ranch	80	\$350,000	\$335,000
72340307	ACT	10 Summer Street	Amherst, MA	7 room, 3 bed, 2f 0h bath	Antique	173	\$354,900	\$354,900
72301353	SLD	72 W Pomeroy Ln	Amherst, MA	6 room, 4 bed, 2f 1h bath	Cape	144	\$354,900	\$330,000
72376455	SLD	825 E Pleasant St	Amherst, MA	6 room, 3 bed, 1f 0h bath	Ranch	39	\$355,000	\$315,000
72354228	SLD	34 High Point Drive	Amherst, MA	8 room, 4 bed, 3f 0h bath	Split Entry	82	\$359,000	\$345,000
72346921	SLD	18 Hillcrest Pl	Amherst, MA	6 room, 3 bed, 1f 0h bath	Colonial	18	\$359,900	\$353,000
72273803	SLD	416 Potwine Lane	Amherst, MA	8 room, 4 bed, 2f 0h bath	Cape	76	\$359,900	\$359,900
72344104	SLD	178 W Pomeroy Ln	Amherst, MA	7 room, 3 bed, 2f 1h bath	Cape	14	\$359,982	\$350,000
72398680	UAG	42 Kingman Rd	Amherst, MA	7 room, 4 bed, 3f 0h bath	Raised Ranch	62	\$364,000	\$342,000
72326252	SLD	143 Pondview Drive	Amherst, MA	9 room, 4 bed, 2f 0h bath	Colonial	52	\$365,800	\$350,000
72259161	SLD	294 & 304 Leverett Rd	Amherst, MA	6 room, 2 bed, 2f 0h bath	Cottage	277	\$370,000	\$350,000
72292174	SLD	29 Harris St	Amherst, MA	6 room, 3 bed, 1f 1h bath	Cape	29	\$375,000	\$386,500
72365982	UAG	45 Ward Street	Amherst, MA	9 room, 4 bed, 3f 0h bath	Raised Ranch	120	\$375,000	\$375,000
72407144	ACT	36 Alpine Drive	Amherst, MA	9 room, 4 bed, 2f 0h bath	Cape	49	\$379,000	\$379,000
72423554	ACT	200 West Pomeroy Lane	Amherst, MA	10 room, 4 bed, 3f 1h bath	Contemporary	13	\$379,000	\$379,000
72286387	SLD	552 Flat Hills Rd	Amherst, MA	6 room, 2 bed, 2f 0h bath	Contemporary	19	\$379,000	\$379,000
72249354	SLD	258 Strong Street	Amherst, MA	8 room, 4 bed, 2f 0h bath	Cape	37	\$379,000	\$349,000
72352533	SLD	683 E. Pleasant St.	Amherst, MA	8 room, 4 bed, 2f 0h bath	Cape	17	\$379,500	\$372,000

72401119	SLD	2 S Mount Holyoke Dr	Amherst, MA	7 room, 4 bed, 2f 0h bath Gambrel/Dutch	18	\$379,900	\$375,000
72293161	SLD	91 Cottage St	Amherst, MA	7 room, 4 bed, 1f 1h bath Colonial	23	\$384,900	\$360,000
72304592	SLD	401 Old Farm Rd	Amherst, MA	8 room, 4 bed, 2f 1h bath Colonial	29	\$385,000	\$380,000
72344673	UAG	189 Cherry Ln	Amherst, MA : North Amherst	8 room, 4 bed, 2f 1h bath Colonial	145	\$385,000	
72327737	SLD	4 S Orchard Dr	Amherst, MA : South Amherst	8 room, 4 bed, 2f 1h bath Multi-Level	20	\$389,000	\$389,000
72244014	SLD	11 Wildwood Ln	Amherst, MA	8 room, 4 bed, 2f 0h bath Ranch	58	\$389,000	\$375,000
72397083	SLD	1290 Bay Rd	Amherst, MA	8 room, 4 bed, 3f 0h bath Contemporary	28	\$389,900	\$382,500
72159859	SLD	427 Old Farm Road	Amherst, MA	8 room, 4 bed, 2f 0h bath Colonial	172	\$394,900	\$386,500
72318623	SLD	34 Canton Ave	Amherst, MA	7 room, 4 bed, 2f 0h bath Farmhouse	20	\$395,000	\$390,000
72213072	SLD	2 Wintergreen Cir	Amherst, MA	8 room, 4 bed, 3f 0h bath Colonial	113	\$397,500	\$380,000
72279393	SLD	17 Fairfield St	Amherst, MA	8 room, 4 bed, 2f 0h bath Cape	18	\$399,000	\$399,000
72276359	SLD	20 Mount Holyoke Drive	Amherst, MA	9 room, 5 bed, 2f 0h bath Cape	27	\$399,000	\$387,000
72410567	ACT	36 Hulst Rd	Amherst, MA	6 room, 4 bed, 2f 0h bath Cape	42	\$399,000	
72367772	ACT	392 West St	Amherst, MA	7 room, 4 bed, 2f 1h bath Farmhouse	125	\$399,000	
72271769	SLD	943 South East Street	Amherst, MA	9 room, 5 bed, 3f 1h bath Contemporary	203	\$399,900	\$375,000
72288950	SLD	132 Aubinwood Rd	Amherst, MA	7 room, 4 bed, 2f 0h bath Raised Ranch	21	\$399,900	\$411,000
72412776	ACT	51 N East St	Amherst, MA	7 room, 5 bed, 3f 0h bath Cape	39	\$400,000	
72195798	SLD	217 Shutesbury Road	Amherst, MA	7 room, 3 bed, 3f 0h bath Contemporary	118	\$410,000	\$395,000
72301162	SLD	715 S East St	Amherst, MA : South Amherst	8 room, 3 bed, 2f 0h bath Contemporary	16	\$415,000	\$410,000
72332766	SLD	250 Shutesbury Rd	Amherst, MA	5 room, 3 bed, 2f 0h bath Cape	50	\$416,000	\$406,000
72325356	SLD	40 Blackberry Lane	Amherst, MA	9 room, 4 bed, 2f 1h bath Colonial	60	\$417,000	\$411,000
72225249	SLD	870 Bay road	Amherst, MA : South Amherst	8 room, 3 bed, 1f 1h bath Antique	67	\$419,000	\$390,000
72156963	SLD	7 Liac Lane	Amherst, MA	8 room, 4 bed, 1f 1h bath Antique	184	\$419,900	\$408,500
72276995	SLD	144 Chestnut St	Amherst, MA	9 room, 3 bed, 2f 0h bath Farmhouse	17	\$419,900	\$460,000
72275462	SLD	16 Eames Ave	Amherst, MA	7 room, 4 bed, 2f 1h bath Cape	21	\$425,000	\$440,000
72313211	SLD	157 High St	Amherst, MA	6 room, 3 bed, 2f 0h bath Farmhouse	23	\$425,000	\$440,000
72249497	SLD	99 Chestnut Street	Amherst, MA	7 room, 4 bed, 2f 0h bath Contemporary	39	\$425,000	\$446,500
72260384	SLD	43 Butterfield Terrace	Amherst, MA	9 room, 4 bed, 2f 0h bath Cape	91	\$425,000	\$390,000
72307774	SLD	15 Hickory Ln	Amherst, MA	6 room, 3 bed, 2f 1h bath Ranch	20	\$425,000	\$395,000
72363599	UAG	132 Northampton Road	Amherst, MA	6 room, 4 bed, 2f 0h bath Farmhouse	41	\$425,000	\$428,000
72364351	ACT	826 South East Street	Amherst, MA : South Amherst	9 room, 4 bed, 4f 0h bath Contemporary	131	\$425,000	\$437,500
72182998	SLD	870 South East St.	Amherst, MA : South Amherst	8 room, 5 bed, 2f 0h bath Colonial	160	\$429,900	\$429,900
72303859	SLD	28 Kestrel Lane	Amherst, MA	8 room, 4 bed, 2f 1h bath Cape	21	\$429,900	\$450,000
72309660	SLD	30 Hedgerow Lane	Amherst, MA	7 room, 3 bed, 2f 1h bath Colonial	24	\$435,000	\$455,500
72140321	SLD	30 Palley Village Place	Amherst, MA	9 room, 3 bed, 2f 1h bath Colonial	1933	\$439,900	\$420,000
72405339	ACT	316 W Pomerooy Ln	Amherst, MA	9 room, 4 bed, 2f 1h bath Colonial	54	\$439,900	
72292352	SLD	26 Foxglove Ln	Amherst, MA	8 room, 4 bed, 2f 1h bath Garrison	140	\$445,900	\$445,900
72240853	SLD	48 Morgan Circle	Amherst, MA	8 room, 4 bed, 2f 2h bath Contemporary	151	\$448,000	\$412,500
72334842	SLD	18 Wildwood Ln	Amherst, MA	7 room, 4 bed, 2f 0h bath Ranch	20	\$449,000	\$447,000
72347297	ACT	270 Alpine Drive	Amherst, MA	11 room, 5 bed, 4f 0h bath Split Entry	163	\$449,900	
72420477	ACT	138 Sunset Ave	Amherst, MA	8 room, 4 bed, 2f 1h bath Bungalow	199	\$449,900	\$449,900
72279818	ACT	20 Palley Village Pl	Amherst, MA	6 room, 3 bed, 2f 1h bath Colonial	290	\$449,900	\$449,900
72248656	SLD	109 Fearing Street	Amherst, MA	8 room, 4 bed, 2f 1h bath Victorian	87	\$450,000	\$405,000
72336195	SLD	41 Chapel Road	Amherst, MA	9 room, 3 bed, 2f 1h bath Colonial	20	\$450,000	\$450,000
72331565	ACT	365 Leverett Road	Amherst, MA	9 room, 3 bed, 2f 1h bath Cape	187	\$450,000	
72252306	SLD	7 Teaberry Ln	Amherst, MA	8 room, 4 bed, 2f 2h bath Colonial	186	\$459,900	\$450,000
71925967	ACT	19 Farview Way	Amherst, MA	8 room, 5 bed, 3f 0h bath Cape	1114	\$459,900	\$440,500
72283004	SLD	902 North Pleasant Street	Amherst, MA	10 room, 6 bed, 2f 1h bath Colonial	13	\$459,900	
72296750	SLD	5 Teaberry Lane	Amherst, MA	12 room, 4 bed, 3f 0h bath Cape	25	\$463,500	\$435,000
72350840	SLD	266 W Pomerooy Ln	Amherst, MA	7 room, 4 bed, 3f 0h bath Cape	69	\$463,900	\$435,000
72352206	SLD	1618 South East St	Amherst, MA : South Amherst	7 room, 4 bed, 2f 0h bath Cape	43	\$464,500	\$460,000
72291025	SLD	40 Blossom Lane	Amherst, MA	8 room, 3 bed, 2f 1h bath Cape	183	\$472,500	\$455,000
72305065	SLD	116 Blue Hills Road	Amherst, MA	8 room, 4 bed, 2f 0h bath Cape	25	\$475,000	\$475,000
72270161	SLD	108 Wildflower Dr	Amherst, MA	6 room, 4 bed, 3f 1h bath Contemporary	15	\$479,000	\$509,200
72329807	SLD	105 Montague Rd	Amherst, MA	7 room, 3 bed, 2f 1h bath Victorian	22	\$479,000	\$467,000
72273075	SLD	55 Woodlot Road	Amherst, MA	10 room, 4 bed, 2f 1h bath Contemporary	132	\$479,900	\$450,000

71954041	SLD	33 Pokeberry Ridge	Amherst, MA	6 room, 2 bed, 1f 1h bath Ranch	832	\$480,000	\$450,000
72295418	SLD	52 High Point Dr	Amherst, MA : North Amherst	9 room, 3 bed, 3f 1h bath Contemporary	36	\$484,900	\$468,750
72330540	ACT	17 Elm St	Amherst, MA	7 room, 2 bed, 1f 1h bath Cape	192	\$484,900	
72387950	ACT	561 Station Rd	Amherst, MA	9 room, 3 bed, 2f 1h bath Gambrel /Dutch	83	\$485,000	
72271281	SLD	33 Oakwood Cir	Amherst, MA	9 room, 4 bed, 2f 1h bath Colonial	4	\$485,000	\$480,000
72343317	SLD	96 Farview Way	Amherst, MA	8 room, 4 bed, 3f 0h bath Cape	24	\$487,500	
72356226	ACT	435 Market Hill Road	Amherst, MA	8 room, 4 bed, 3f 0h bath Colonial	146	\$489,900	
72080830	SLD	976 East Pleasant Street	Amherst, MA	7 room, 4 bed, 3f 0h bath Contemporary	687	\$495,000	\$490,000
72108627	SLD	160 E Leverett Rd	Amherst, MA	11 room, 4 bed, 3f 0h bath Colonial	315	\$499,000	\$494,000
72237752	SLD	55 Liliac Ln	Amherst, MA	8 room, 4 bed, 2f 1h bath Colonial	157	\$499,000	\$472,000
72293816	SLD	244 Amity St	Amherst, MA	12 room, 5 bed, 3f 0h bath Colonial Revival	169	\$499,000	\$460,000
72311682	SLD	616 Station Rd	Amherst, MA	6 room, 4 bed, 3f 0h bath Contemporary	28	\$499,900	\$483,000
72320511	ACT	1055 South East	Amherst, MA	10 room, 4 bed, 2f 0h bath Colonial	207	\$499,900	
72304299	SLD	23 Potwine Ln	Amherst, MA	10 room, 4 bed, 2f 1h bath Colonial	94	\$499,999	\$475,000
72298827	SLD	17 Sacco Drive	Amherst, MA	9 room, 5 bed, 3f 1h bath Contemporary	72	\$500,000	\$485,000
72310748	SLD	116 Middle St.	Amherst, MA	8 room, 3 bed, 2f 0h bath Cape	15	\$500,000	\$528,000
72256443	SLD	1730 South East St	Amherst, MA	10 room, 4 bed, 2f 1h bath Antique	573	\$500,000	\$475,000
72272098	SLD	166 Wildflower Drive	Amherst, MA	10 room, 4 bed, 2f 1h bath Colonial	19	\$519,700	
72302032	ACT	23 Indian Pipe	Amherst, MA : South Amherst	11 room, 4 bed, 2f 1h bath Colonial	237	\$525,000	\$500,000
72230020	SLD	820 South East Street	Amherst, MA : South Amherst	8 room, 3 bed, 2f 1h bath Cape	18	\$525,000	\$515,000
72139940	SLD	7 Foxglove Lane	Amherst, MA	9 room, 4 bed, 2f 1h bath Colonial	229	\$529,900	\$516,000
72191538	SLD	459 South Pleasant Street	Amherst, MA	11 room, 5 bed, 4f 0h bath Colonial	133	\$530,000	\$510,000
72195597	SLD	196 Shutesbury Road	Amherst, MA	7 room, 4 bed, 2f 1h bath Cottage	23	\$535,000	\$535,000
72308552	SLD	35 Canton Ave	Amherst, MA	8 room, 4 bed, 3f 0h bath Contemporary	81	\$539,900	\$522,500
72339297	UAG	28 Trillium Way	Amherst, MA	11 room, 4 bed, 3f 1h bath Contemporary	85	\$539,900	
72405318	ACT	495 Old Farm Rd	Amherst, MA	10 room, 5 bed, 4f 0h bath Colonial	54	\$539,900	
72286581	SLD	3 Bayberry Ln	Amherst, MA	11 room, 4 bed, 2f 2h bath Cape	23	\$547,888	\$547,888
72319432	ACT	500-502 Sunderland Road	Amherst, MA	6 room, 4 bed, 2f 1h bath Ranch	208	\$549,000	
72367939	ACT	461 Station Road	Amherst, MA	6 room, 3 bed, 2f 1h bath Contemporary	262	\$549,000	
72412574	SLD	12 Pleasant Court	Amherst, MA	8 room, 4 bed, 2f 0h bath Colonial	45	\$549,900	
72218668	SLD	88 Rambling Road	Amherst, MA	11 room, 4 bed, 2f 2h bath Cape	305	\$558,800	\$530,000
72297599	ACT	784 Southeast	Amherst, MA	10 room, 4 bed, 3f 1h bath Farmhouse	227	\$559,000	
72319714	SLD	838 South East St.	Amherst, MA	11 room, 4 bed, 3f 0h bath Cape	22	\$559,900	
72300685	SLD	44 Liliac Lane	Amherst, MA	8 room, 3 bed, 4f 0h bath Cape	16	\$560,000	\$560,000
72404999	ACT	135 Lincoln Ave	Amherst, MA	10 room, 4 bed, 2f 1h bath Colonial	228	\$565,000	
72406038	UAG	23 Canterbury Lane	Amherst, MA : South Amherst	9 room, 4 bed, 2f 1h bath Colonial	198	\$569,000	
72298582	SLD	272 Amity Street	Amherst, MA	6 room, 3 bed, 3f 0h bath Cape	83	\$570,000	\$570,000
72103902	SLD	235 Iduna Lane	Amherst, MA	9 room, 3 bed, 2f 0h bath Contemporary	275	\$574,900	\$533,500
72317044	SLD	29 S Orchard Dr	Amherst, MA	8 room, 4 bed, 4f 1h bath Cape	22	\$579,900	\$579,900
72289220	SLD	75 Sunset Avenue	Amherst, MA	11 room, 4 bed, 2f 1h bath Colonial	25	\$579,900	\$540,000
72407998	ACT	2 Vista Terrace	Amherst, MA	8 room, 3 bed, 2f 1h bath Colonial	47	\$579,900	
72407999	ACT	8 Vista Terrace	Amherst, MA	7 room, 3 bed, 2f 1h bath Cape	47	\$579,900	
72366527	ACT	20 Vista Terrace	Amherst, MA	7 room, 3 bed, 2f 1h bath Cape	129	\$589,900	
72293431	ACT	253 Lincoln Avenue	Amherst, MA	7 room, 3 bed, 3f 1h bath Colonial	257	\$589,900	
72212528	SLD	23 Owen Drive	Amherst, MA	9 room, 4 bed, 4f 0h bath Colonial	12	\$595,000	\$590,000
72335897	SLD	29 Dana Place	Amherst, MA	9 room, 4 bed, 2f 1h bath Cape	8	\$599,800	\$611,350.51
72324974	SLD	15 Foxglove Ln	Amherst, MA : South Amherst	13 room, 5 bed, 3f 1h bath Colonial	22	\$599,900	\$569,000
72381734	SLD	1100 South East Street	Amherst, MA	7 room, 4 bed, 2f 1h bath Contemporary	24	\$599,900	\$599,000
72298655	SLD	28 Summerfield Rd	Amherst, MA	9 room, 5 bed, 2f 1h bath Colonial	21	\$599,900	\$599,900
72303485	SLD	31 Weaver Cir	Amherst, MA	9 room, 4 bed, 2f 1h bath Contemporary	26	\$599,900	\$580,000
72356228	SLD	405 Market Hill Road	Amherst, MA	8 room, 4 bed, 2f 1h bath Cape	183	\$600,000	\$550,000
72320343	ACT	24 Owen Drive	Amherst, MA	9 room, 4 bed, 4f 1h bath Colonial	353	\$618,000	
72388490	SLD	10 Blake Field	Amherst, MA	9 room, 3 bed, 2f 1h bath Gambrel /Dutch	27	\$625,000	\$625,000
72298605	SLD	65 High Street	Amherst, MA	14 room, 8 bed, 5f 0h bath Victorian	54	\$625,000	\$640,000
72144103	ACT	LOT 4 TBB Leverett Rd.	Amherst, MA	8 room, 4 bed, 2f 1h bath Colonial	595	\$630,000	
72297429	SLD	49 Kestrel Ln	Amherst, MA	8 room, 4 bed, 2f 1h bath Contemporary	19	\$639,900	\$654,000

72348069	SLD	25 Station Road	Amherst, MA	10 room, 4 bed, 2f 1h bath Dutch Colonial	26	\$639,900	\$640,000
72352865	SLD	409 Henry St.	Amherst, MA : North Amherst	10 room, 4 bed, 3f 1h bath Contemporary	38	\$649,900	\$600,000
72240968	SLD	197 Amity St	Amherst, MA	10 room, 5 bed, 2f 1h bath Colonial	123	\$650,000	\$645,000
72321303	ACT	38 Trillium Way	Amherst, MA	10 room, 4 bed, 3f 1h bath Contemporary	206	\$668,800	
72263477	SLD	61 Tanglewood Rd	Amherst, MA	10 room, 5 bed, 3f 1h bath Contemporary	302	\$674,900	\$648,525
72333406	ACT	288 Iduna Lane	Amherst, MA	8 room, 4 bed, 2f 2h bath Cape	186	\$675,000	
72342315	SLD	228 Shays Street	Amherst, MA	8 room, 4 bed, 2f 1h bath Contemporary	37	\$675,000	\$655,000
72392989	ACT	610 E Pleasant St	Amherst, MA	15 room, 7 bed, 5f 0h bath Colonial	77	\$685,000	
72358835	ACT	575 Bay Road	Amherst, MA : South Amherst	8 room, 3 bed, 3f 1h bath Cape	144	\$689,800	
71969026	SLD	19 Hawthorn Rd	Amherst, MA	10 room, 4 bed, 3f 1h bath Colonial	758	\$699,950	\$694,000
72267472	SLD	96 Linden Ridge Rd	Amherst, MA : South Amherst	9 room, 5 bed, 3f 1h bath Colonial	139	\$715,000	\$733,689
72309789	SLD	126 Shutesbury Rd	Amherst, MA	10 room, 5 bed, 3f 1h bath Colonial	66	\$729,000	\$675,000
72175234	ACT	18 Canterbury Ln	Amherst, MA	9 room, 4 bed, 2f 0h bath Contemporary	542	\$729,900	
72354347	ACT	115 CONCORD WAY	Amherst, MA : South Amherst	10 room, 5 bed, 3f 1h bath Colonial	145	\$745,000	
72396156	ACT	22 Indian Pipe Ln	Amherst, MA	12 room, 5 bed, 5f 1h bath Colonial	249	\$749,900	
72131316	SLD	211 Iduna Lane	Amherst, MA : South Amherst	11 room, 4 bed, 4f 0h bath Tudor	423	\$749,900	\$675,800
72199798	SLD	419 Henry St	Amherst, MA	10 room, 5 bed, 4f 2h bath Colonial	454	\$749,900	\$699,000
72406302	ACT	275 Leverett Rd	Amherst, MA : North Amherst	13 room, 5 bed, 4f 0h bath Colonial	427	\$789,000	
72315260	SLD	9 Swallow Farms Rd	Amherst, MA	9 room, 4 bed, 3f 1h bath Cape	28	\$795,000	\$785,000
72344187	ACT	107 Blue Hills Road	Amherst, MA	11 room, 6 bed, 4f 1h bath Colonial	167	\$799,000	
72267449	ACT	102 Linden Ridge Rd	Amherst, MA : South Amherst	9 room, 5 bed, 4f 0h bath Contemporary	321	\$799,900	
72267501	SLD	125a Linden Ridge Rd	Amherst, MA : South Amherst	9 room, 55 bed, 5f 0h bath Contemporary	139	\$819,000	\$819,000
72381205	ACT	23 Linden Ridge Rd	Amherst, MA : South Amherst	9 room, 4 bed, 3f 1h bath Contemporary	93	\$825,000	
72225115	ACT	99 Linden Ridge Rd	Amherst, MA	6 room, 4 bed, 2f 1h bath Craftsman	445	\$845,000	
72355518	ACT	86 Linden Ridge Road	Amherst, MA : East Amherst	10 room, 5 bed, 4f 0h bath Craftsman	502	\$894,900	
72298838	ACT	784 (A) Southeast St	Amherst, MA	10 room, 4 bed, 3f 1h bath Farmhouse	237	\$979,000	
72223377	SLD	15 Sherry Cir	Amherst, MA	10 room, 4 bed, 5f 1h bath Contemporary	515	\$999,999	\$950,000
72207811	SLD	38 Gray St	Amherst, MA	12 room, 4 bed, 3f 1h bath Antique	112	\$1,695,000	\$1,500,000
72211666	ACT	232 Amity St	Amherst, MA	10 room, 4 bed, 2f 1h bath Gothic Revival	465	\$2,200,000	

Single Family Listings: 249 Avg. Liv.Area SqFt: 2,190.71 Avg. List\$: \$445,722 Avg. List\$/SqFt: \$210 Avg. DOM: 129.71 Avg. DTO: 74.23
 Avg. Sale\$: \$411,760 Avg. Sale\$/SqFt: \$201

Condominium Listings

MLS #	Status	Address	Town	Description	DOM	List Price	Sale Price
72198355	SLD	26 Greenleaves Dr. U:609	Amherst, MA	3 room, 1 bed, 1f 0h bath Mid-Rise	253	\$117,500	\$100,000
72309590	SLD	26 Green Leaves Dr U:633	Amherst, MA	3 room, 1 bed, 1f 0h bath Garden	24	\$119,000	\$112,000
72342652	SLD	242 North East Street U:27C	Amherst, MA : East Amherst	4 room, 2 bed, 1f 0h bath Rowhouse	17	\$120,000	\$120,000
72262699	SLD	26 Greenleaves Drive U:605	Amherst, MA	3 room, 1 bed, 1f 0h bath Mid-Rise	136	\$129,500	\$129,500
72245755	SLD	26 Greenleaves Drive U:623	Amherst, MA	3 room, 1 bed, 1f 0h bath Mid-Rise	238	\$138,000	\$129,000
72244925	SLD	27 Greenleaves U:705	Amherst, MA	3 room, 1 bed, 1f 0h bath Garden	134	\$142,000	\$137,000
72274442	SLD	23 Greenleaves U:107	Amherst, MA	3 room, 1 bed, 1f 0h bath Low-Rise	15	\$142,500	\$139,000
72338022	SLD	21 Salem Pl U:21	Amherst, MA	4 room, 2 bed, 1f 1h bath Attached	21	\$145,000	\$145,500
72290944	SLD	232 N East St U:10	Amherst, MA	4 room, 1 bed, 1f 0h bath Rowhouse	46	\$147,000	\$145,000
72275205	SLD	24 Greenleaves Dr U:425	Amherst, MA	5 room, 2 bed, 1f 0h bath Garden	214	\$149,900	\$160,000
72392653	SLD	242 N East St U:20	Amherst, MA	4 room, 1 bed, 1f 0h bath Garden	45	\$152,000	\$145,500
72359000	SLD	35 Salem Pl U:35	Amherst, MA	5 room, 2 bed, 1f 1h bath Rowhouse	15	\$155,000	\$155,000
72256237	SLD	170 East Hadley Road U:60	Amherst, MA	6 room, 2 bed, 2f 1h bath Townhouse	19	\$155,000	\$168,000
72296224	SLD	170 E Hadley Rd U:116	Amherst, MA	5 room, 2 bed, 1f 1h bath Townhouse	17	\$155,000	\$135,000
72253279	SLD	23 Greenleaves Drive U:119	Amherst, MA	4 room, 2 bed, 1f 0h bath Mid-Rise	172	\$158,900	\$153,900
72410783	UAG	252 West St U:10	Amherst, MA	5 room, 2 bed, 1f 0h bath Townhouse	29	\$159,900	
72315947	SLD	170 E Hadley Rd. U:62	Amherst, MA	5 room, 2 bed, 1f 1h bath Townhouse	25	\$162,000	
72362032	ACT	170 E Hadley Rd U:28	Amherst, MA	5 room, 2 bed, 1f 1h bath Townhouse	136	\$162,500	\$166,500

72409805	ACT	170 E Hadley Rd U:68	Amherst, MA	5 room, 2 bed, 1f 1h bath	Townhouse	46	\$162,500	
72407694	UAG	170 E. Hadley Rd. U:69	Amherst, MA	5 room, 2 bed, 1f 1h bath	Townhouse	30	\$164,900	
72322245	SLD	170 E Hadley Rd U:52	Amherst, MA	5 room, 2 bed, 1f 1h bath	Townhouse	37	\$164,900	\$165,000
72269328	SLD	24 Greenleaves Drive U:440	Amherst, MA	4 room, 2 bed, 1f 0h bath	Mid-Rise	26	\$165,000	\$161,500
72238269	SLD	33 Webster Court U:33	Amherst, MA	5 room, 2 bed, 1f 0h bath	Townhouse	7	\$165,000	\$132,500
72301762	SLD	25 Greenleaves Drive U:515	Amherst, MA	4 room, 2 bed, 1f 0h bath	Mid-Rise	7	\$166,900	\$165,000
72413110	ACT	24 Greenleaves Drive U:403	Amherst, MA	4 room, 2 bed, 1f 0h bath	Mid-Rise	38	\$167,500	
72324940	SLD	24 Greenleaves U:404	Amherst, MA	4 room, 2 bed, 1f 0h bath	Mid-Rise	47	\$169,000	\$159,000
72282953	SLD	24 greenleaves U:411	Amherst, MA	4 room, 2 bed, 1f 0h bath	Mid-Rise	76	\$169,000	\$163,000
72373195	SLD	170 East Hadley Rd. U:100	Amherst, MA	3 room, 2 bed, 1f 1h bath	Low-Rise	18	\$169,000	\$169,500
72317344	SLD	39 Salem Pl U:39	Amherst, MA	5 room, 2 bed, 1f 1h bath	Townhouse	23	\$169,900	\$170,000
72400564	SLD	26 Greenleaves Drive U:616	Amherst, MA	4 room, 2 bed, 1f 0h bath	Mid-Rise	11	\$171,000	\$165,000
72406225	UAG	26 Greenleaves U:627	Amherst, MA	4 room, 2 bed, 1f 0h bath	Mid-Rise	13	\$171,900	
72369636	SLD	26 Greenleaves Drive U:622	Amherst, MA	4 room, 2 bed, 1f 0h bath	Mid-Rise	6	\$171,900	\$161,000
72397396	SLD	39 Salem Pl U:39	Amherst, MA	5 room, 2 bed, 1f 1h bath	Garden	44	\$174,000	\$168,000
72392430	SLD	89 Pine Grove U:89	Amherst, MA	4 room, 2 bed, 1f 0h bath	Garden	25	\$175,000	\$175,000
72370448	SLD	1 Sutton Ct U:1	Amherst, MA	5 room, 2 bed, 1f 0h bath	Townhouse	17	\$179,900	\$175,500
72202520	SLD	10 Bedford Ct U:10	Amherst, MA	5 room, 2 bed, 1f 0h bath	Townhouse	35	\$179,900	\$179,900
72183356	SLD	25 Greenleaves Drive U:524	Amherst, MA	4 room, 2 bed, 2f 0h bath	Mid-Rise	334	\$179,900	\$179,900
72190811	SLD	29 Webster Ct U:29	Amherst, MA	5 room, 2 bed, 1f 0h bath	Townhouse	145	\$179,900	\$178,000
72396053	SLD	7 Salem Pl U:7	Amherst, MA	5 room, 2 bed, 2f 1h bath	Townhouse	47	\$179,900	\$166,000
72394311	UAG	28 Webster Ct. U:28	Amherst, MA	7 room, 2 bed, 1f 0h bath	Townhouse	19	\$180,000	
72351524	SLD	33 Salem Pl U:33	Amherst, MA	6 room, 3 bed, 1f 1h bath	Attached	20	\$180,000	\$180,500
72423154	UAG	27 Greenleaves Drive U:702	Amherst, MA	4 room, 2 bed, 1f 1h bath	Garden	3	\$181,000	
72300873	SLD	27 Greenleaves Drive U:720	Amherst, MA	4 room, 2 bed, 1f 0h bath	Garden	181	\$184,000	\$169,800
72114421	SLD	27 Greenleaves Drive U:713	Amherst, MA	4 room, 2 bed, 1f 1h bath	Garden	433	\$185,000	\$175,000
72369401	SLD	67 Amity Place U:67	Amherst, MA	4 room, 1 bed, 1f 0h bath	Garden	18	\$189,000	\$189,000
72362323	SLD	25 Webster Court U:25	Amherst, MA	5 room, 2 bed, 1f 0h bath	Townhouse	5	\$189,900	\$189,500
72257466	SLD	10 Baldwin Ln U:10	Amherst, MA	4 room, 2 bed, 1f 1h bath	Townhouse	59	\$189,900	\$190,000
72261089	SLD	3 Webster Court U:3	Amherst, MA	6 room, 2 bed, 1f 0h bath	Townhouse	54	\$189,900	\$190,000
72413786	ACT	25 Bedford Ct U:25	Amherst, MA : East Amherst	5 room, 2 bed, 1f 0h bath	Townhouse	35	\$189,900	\$180,000
72114427	SLD	27 Greenleaves Drive U:701	Amherst, MA	4 room, 2 bed, 1f 1h bath	Garden	489	\$191,200	\$183,000
72300868	SLD	27 Greenleaves Drive U:713	Amherst, MA	4 room, 2 bed, 1f 1h bath	Garden	189	\$191,200	\$179,500
72346271	SLD	27 Greenleaves Drive U:726	Amherst, MA	4 room, 2 bed, 1f 1h bath	Mid-Rise	7	\$194,700	\$197,000
72369430	SLD	48 Autumn Lane U:48	Amherst, MA	6 room, 2 bed, 1f 1h bath	Townhouse	18	\$195,000	\$195,000
72207253	SLD	27 Greenleaves Drive U:714	Amherst, MA	4 room, 2 bed, 1f 0h bath	Garden	620	\$198,600	\$189,670
72361448	SLD	232 N East St U:8	Amherst, MA	6 room, 2 bed, 1f 0h bath	Rowhouse	10	\$199,000	\$195,000
72199766	SLD	23 Greenleaves U:127	Amherst, MA	5 room, 3 bed, 2f 0h bath	Mid-Rise	96	\$200,000	\$197,500
72350720	ACT	25 Greenleaves U:520	Amherst, MA	4 room, 2 bed, 2f 0h bath	Garden	158	\$202,000	
72111797	SLD	27 Greenleaves Drive U:704	Amherst, MA	4 room, 2 bed, 2f 0h bath	Garden	500	\$202,500	\$192,375
72300941	SLD	27 Greenleaves Drive U:722	Amherst, MA	4 room, 2 bed, 2f 0h bath	Garden	31	\$202,500	\$190,375
72330720	SLD	32 Bedford Court U:32	Amherst, MA	4 room, 2 bed, 1f 0h bath	Townhouse	20	\$207,900	\$200,000
72367478	ACT	47 PINE GROVE U:47	Amherst, MA : East Amherst	5 room, 2 bed, 1f 1h bath	Townhouse	125	\$209,000	
72300866	SLD	27 Greenleaves Drive U:710	Amherst, MA	4 room, 2 bed, 2f 0h bath	Garden	236	\$209,900	\$202,500
72278520	SLD	2 Eaton Ct U:2	Amherst, MA	6 room, 3 bed, 1f 1h bath	Townhouse	25	\$209,900	\$205,000
72285257	SLD	11 Baldwin Ln U:11	Amherst, MA	4 room, 2 bed, 1f 1h bath	Townhouse	109	\$219,900	\$210,000
72316673	SLD	27 Greenleaves Drive U:725	Amherst, MA	4 room, 2 bed, 1f 1h bath	Townhouse	49	\$222,900	\$218,000
72223818	SLD	23 Greenleaves Drive U:120	Amherst, MA	4 room, 2 bed, 2f 0h bath	Mid-Rise	173	\$224,900	\$221,000
72354455	SLD	3 Emerson Ct U:3	Amherst, MA	6 room, 3 bed, 1f 1h bath	Townhouse	20	\$225,000	\$217,939
72344346	SLD	2 Webster Ct U:2	Amherst, MA	6 room, 3 bed, 1f 1h bath	Townhouse	3	\$225,000	\$226,000
72145274	SLD	27 Greenleaves Drive U:718	Amherst, MA	4 room, 2 bed, 2f 0h bath	Garden	342	\$232,000	\$220,400
72401569	SLD	27 Greenleaves Drive U:711	Amherst, MA	4 room, 2 bed, 2f 0h bath	Garden	7	\$233,000	\$233,000
72114453	SLD	27 Greenleaves Drive U:707	Amherst, MA	4 room, 1 bed, 1f 0h bath	Garden	425	\$234,000	\$220,000
72121784	SLD	24 Greenleaves Drive U:431	Amherst, MA	5 room, 3 bed, 2f 0h bath	Mid-Rise	256	\$234,000	\$224,500
72354461	SLD	28 Autumn Lane U:28	Amherst, MA	6 room, 2 bed, 2f 1h bath	Townhouse	31	\$234,500	\$231,500
72340224	SLD	15 Bedford Ct U:15	Amherst, MA	6 room, 3 bed, 1f 1h bath	Townhouse	16	\$235,000	\$235,000

MLS #	Status	Address	Town	Description	DOM	List Price	Sale Price
72285679	SLD	18 Autumn Ln U:18	Amherst, MA : South Amherst	6 room, 3 bed, 2f 0h bath Townhouse	32	\$237,900	\$235,000
72276273	SLD	5 Winston Court U:5	Amherst, MA	6 room, 3 bed, 1f 1h bath Townhouse	97	\$239,000	\$232,500
72292605	SLD	6 Amity Pl U:6	Amherst, MA	5 room, 3 bed, 1f 1h bath Townhouse	20	\$299,000	\$299,000
72271698	SLD	18 McIntosh Dr. U:18	Amherst, MA	5 room, 2 bed, 2f 0h bath Garden	68	\$305,000	\$294,000
72363773	SLD	59 Amity Pl U:59	Amherst, MA	6 room, 3 bed, 2f 1h bath Townhouse	55	\$315,000	\$302,500
72249824	SLD	76 Amity Place U:76	Amherst, MA	6 room, 3 bed, 2f 1h bath Townhouse	103	\$324,900	\$304,800
72355465	SLD	208 Pine Street U:42	Amherst, MA	6 room, 2 bed, 2f 1h bath Townhouse	20	\$329,900	\$325,000
72306435	SLD	208 Pine Street U:43	Amherst, MA	6 room, 2 bed, 2f 1h bath Townhouse	10	\$329,900	\$329,900
72383227	SLD	48 Amity Lane U:48	Amherst, MA	6 room, 3 bed, 2f 0h bath Townhouse	28	\$349,000	\$329,900
72423407	ACT	3 Baldwin Lane U:3	Amherst, MA	6 room, 2 bed, 2f 0h bath Garden	13	\$389,000	\$341,500
72362389	SLD	1 Baldwin Ln U:1	Amherst, MA	5 room, 3 bed, 2f 0h bath Garden	2	\$400,000	\$400,000
72397910	ACT	32 N Prospect Street U:4	Amherst, MA	6 room, 3 bed, 3f 0h bath Townhouse	60	\$489,900	
72393905	ACT	32 N Prospect Street U:5	Amherst, MA	6 room, 3 bed, 3f 0h bath Townhouse	470	\$499,900	
72399436	ACT	32 N Prospect Street U:3	Amherst, MA	7 room, 4 bed, 3f 0h bath Townhouse	66	\$599,900	

Condominium Listings: 88 Avg. Liv.Area SqFt: 1,065.57 Avg. List\$: \$210,325 Avg. List\$/SqFt: \$195 Avg. DOM: 95.61 Avg. DTO: 66.08

Avg. Sales: \$194,398 Avg. Sales\$/SqFt: \$188

Multi-Family Listings

MLS #	Status	Address	Town	Description	DOM	List Price	Sale Price
72294127	UAG	320 West St	Amherst, MA : South Amherst	2 unit, 8 total room, 5 total bedroom 2 Family - 2 Units Up/Down	113	\$375,000	\$387,000
72326091	SLD	174 N Whitney St	Amherst, MA	3 unit, 9 total room, 3 total bedroom 3 Family	17	\$385,000	\$387,000
72148328	SLD	1185 N Pleasant St	Amherst, MA : North Amherst	2 unit, 11 total room, 4 total bedroom 2 Family	143	\$450,000	\$417,500
72281956	SLD	33 Pokeberry	Amherst, MA	2 unit, 9 total room, 3 total bedroom 2 Family - 2 Units Up/Down	86	\$480,000	\$450,000
72356371	SLD	29-33 Summer Street	Amherst, MA	2 unit, 18 total room, 12 total bedroom 2 Family - 2 Units Side by Side	28	\$499,900	\$484,900
72405455	ACT	40 Kendrick Pl	Amherst, MA	3 unit, 12 total room, 5 total bedroom 3 Family - 3 Units Up/Down	53	\$535,000	
72351697	SLD	43-45 Canton Ave	Amherst, MA	1 unit, 12 total room, 7 total bedroom 2 Family	20	\$550,000	\$500,000
72383420	SLD	334 Lincoln Ave	Amherst, MA	2 unit, 16 total room, 8 total bedroom 2 Family	15	\$625,000	\$625,000
72393148	ACT	610 E Pleasant St	Amherst, MA	4 unit, 16 total room, 8 total bedroom 4 Family	77	\$685,000	

Multi-Family Listings: 9 Avg. Liv.Area SqFt: 2,995.11 Avg. List\$: \$509,433 Avg. List\$/SqFt: \$189 Avg. DOM: 61.33 Avg. DTO: 51.57

Avg. Sales: \$477,400 Avg. Sales\$/SqFt: \$191

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Single Family Listings

MLS #	Status	Address	Town	Description	DOM	List Price
72422745	ACT	21 Valley View Drive	Amherst, MA	6 room, 3 bed, 2f 0h bath Contemporary	15	\$214,200
72405787	ACT	44 Jenks St	Amherst, MA	4 room, 4 bed, 2f 0h bath Cape	53	\$229,900
72392470	PCG	106 Pelham Rd	Amherst, MA	6 room, 3 bed, 1f 1h bath Raised Ranch	77	\$249,900
72292276	ACT	297 West Street	Amherst, MA	6 room, 4 bed, 1f 0h bath Ranch	259	\$249,900
72322616	PCG	35 Harlow Dr	Amherst, MA	6 room, 3 bed, 2f 0h bath Ranch	198	\$265,000
72363008	ACT	340 Amily St	Amherst, MA	6 room, 3 bed, 1f 0h bath Ranch	131	\$268,888
72352394	ACT	275 E Pleasant St	Amherst, MA	5 room, 2 bed, 1f 0h bath Farmhouse	154	\$269,000
72366968	ACT	194 Glendale Rd	Amherst, MA	6 room, 3 bed, 1f 1h bath Raised Ranch	125	\$269,900
72380345	ACT	127 Leverett Rd	Amherst, MA	6 room, 3 bed, 1f 1h bath Raised Ranch	102	\$275,000
72421791	ACT	21 Hartman Road	Amherst, MA : North Amherst	6 room, 3 bed, 1f 0h bath Ranch	18	\$282,000
72368388	PCG	228 Grantwood Dr	Amherst, MA	7 room, 4 bed, 2f 0h bath Cape	124	\$285,000
72423232	ACT	24 Canton Ave	Amherst, MA	5 room, 3 bed, 2f 0h bath Ranch	13	\$289,000
72337039	ACT	149 Stone Avenue	Amherst, MA	6 room, 3 bed, 1f 0h bath Cottage	179	\$310,000
72325711	ACT	1117 North Pleasant St	Amherst, MA	11 room, 4 bed, 2f 0h bath Colonial	198	\$319,900
72421098	ACT	27 SHERMAN LN	Amherst, MA	6 room, 4 bed, 2f 1h bath Colonial	20	\$319,900
72362852	ACT	563 Bay Road	Amherst, MA	11 room, 4 bed, 3f 0h bath Colonial	107	\$334,900
72340307	ACT	10 Summer Street	Amherst, MA	7 room, 3 bed, 2f 0h bath Antique	173	\$354,900
72423554	ACT	200 West Pomeroy Lane	Amherst, MA	10 room, 4 bed, 3f 1h bath Contemporary	13	\$379,000
72407144	ACT	36 Alpine Drive	Amherst, MA	9 room, 4 bed, 2f 0h bath Cape	49	\$379,000
72410567	ACT	36 Hulst Rd	Amherst, MA	6 room, 4 bed, 2f 0h bath Cape	42	\$399,000
72367772	ACT	392 West St	Amherst, MA	7 room, 4 bed, 2f 1h bath Farmhouse	125	\$399,000
72412776	ACT	51 N East St	Amherst, MA	7 room, 5 bed, 3f 0h bath Cape	39	\$400,000
72364351	ACT	826 South East Street	Amherst, MA : South Amherst	9 room, 4 bed, 4f 0h bath Contemporary	131	\$425,000
72405339	ACT	316 W Pomeroy Ln	Amherst, MA	9 room, 4 bed, 2f 1h bath Colonial	54	\$439,900
72420477	ACT	138 Sunset Ave	Amherst, MA	8 room, 4 bed, 2f 1h bath Bungalow	199	\$449,900
72279818	ACT	20 Palley Village Pl	Amherst, MA	6 room, 3 bed, 2f 1h bath Colonial	290	\$449,900
72347297	ACT	270 Alpine Drive	Amherst, MA	11 room, 5 bed, 4f 0h bath Split Entry	163	\$449,900
72331565	ACT	365 Leverett Road	Amherst, MA	9 room, 3 bed, 2f 1h bath Cape	187	\$450,000
71925967	ACT	19 Farview Way	Amherst, MA	8 room, 5 bed, 3f 0h bath Cape	1114	\$459,900
72330540	ACT	17 Elm St	Amherst, MA	7 room, 2 bed, 1f 1h bath Cape	192	\$484,900
72387950	ACT	561 Station Rd	Amherst, MA	9 room, 3 bed, 2f 1h bath Gambrel /Dutch	83	\$485,000
72356226	ACT	435 Market Hill Road	Amherst, MA	8 room, 4 bed, 3f 0h bath Colonial	146	\$489,900
72320511	ACT	1055 South East	Amherst, MA	10 room, 4 bed, 2f 0h bath Colonial	207	\$499,900
72302032	ACT	23 Indian Pipe	Amherst, MA : South Amherst	11 room, 4 bed, 2f 1h bath Colonial	237	\$525,000
72405318	ACT	495 Old Farm Rd	Amherst, MA	10 room, 5 bed, 4f 0h bath Colonial	54	\$539,900
72319432	ACT	500-502 Sunderland Road	Amherst, MA	6 room, 4 bed, 2f 1h bath Ranch	208	\$549,000
72367939	ACT	461 Station Road	Amherst, MA	6 room, 3 bed, 2f 1h bath Contemporary	262	\$549,000
72412574	ACT	12 Pleasant Court	Amherst, MA	8 room, 4 bed, 2f 0h bath Colonial	45	\$549,900
72297599	ACT	784 Southeast	Amherst, MA	10 room, 4 bed, 3f 1h bath Farmhouse	227	\$559,000
72404999	ACT	135 Lincoln Ave	Amherst, MA	10 room, 4 bed, 2f 1h bath Colonial	228	\$565,000
72407998	ACT	2 Vista Terrace	Amherst, MA	8 room, 3 bed, 2f 1h bath Cape	47	\$579,900
72407999	ACT	8 Vista Terrace	Amherst, MA	7 room, 3 bed, 2f 0h bath Ranch	47	\$579,900
72293431	ACT	253 Lincoln Avenue	Amherst, MA	7 room, 3 bed, 3f 1h bath Colonial	257	\$589,900
72366527	ACT	20 Vista Terrace	Amherst, MA	7 room, 3 bed, 2f 1h bath Cape	129	\$589,900
72320343	ACT	24 Owen Drive	Amherst, MA	9 room, 4 bed, 4f 1h bath Colonial	353	\$618,000
72144103	ACT	LOT 4 T8B Leverett Rd.	Amherst, MA	8 room, 4 bed, 2f 1h bath Colonial	595	\$630,000
72321303	ACT	38 Trillium Way	Amherst, MA	10 room, 4 bed, 3f 1h bath Contemporary	206	\$668,800
72333406	ACT	288 Iduna Lane	Amherst, MA	8 room, 4 bed, 2f 2h bath Cape	186	\$675,000
72392989	ACT	610 E Pleasant St	Amherst, MA	15 room, 7 bed, 5f 0h bath Colonial	77	\$685,000
72358835	ACT	575 Bay Road	Amherst, MA : South Amherst	8 room, 3 bed, 3f 1h bath Cape	144	\$689,800
72175234	ACT	18 Canterbury Ln	Amherst, MA	9 room, 4 bed, 2f 0h bath Contemporary	542	\$729,900
72354347	ACT	115 CONCORD WAY	Amherst, MA : South Amherst	10 room, 5 bed, 3f 1h bath Colonial	145	\$745,000

72396156	ACT	22 Indian Pipe Ln	Amherst, MA	12 room, 5 bed, 5f 1h bath Colonial	249	\$749,900
72406302	ACT	275 Leverett Rd	Amherst, MA : North Amherst	13 room, 5 bed, 4f 0h bath Colonial	427	\$789,000
72344187	ACT	107 Blue Hills Road	Amherst, MA	11 room, 6 bed, 4f 1h bath Colonial	167	\$799,000
72267449	ACT	102 Linden Ridge Rd	Amherst, MA : South Amherst	9 room, 5 bed, 4f 0h bath Contemporary	321	\$799,900
72381205	ACT	23 Linden Ridge Rd	Amherst, MA : South Amherst	9 room, 4 bed, 3f 1h bath Craftsman	93	\$825,000
72225115	ACT	99 Linden Ridge Rd	Amherst, MA	6 room, 4 bed, 2f 1h bath Craftsman	445	\$845,000
72355518	ACT	86 Linden Ridge Road	Amherst, MA : East Amherst	10 room, 5 bed, 4f 0h bath Craftsman	502	\$894,900
72298838	ACT	784 (A) Southeast St	Amherst, MA	10 room, 4 bed, 3f 1h bath Farmhouse	237	\$979,000
72211666	ACT	232 Amity St	Amherst, MA	10 room, 4 bed, 2f 1h bath Gothic Revival	465	\$2,200,000

Single Family Listings: 61 Avg. Liv.Area SqFt: 2,471.36 Avg. List\$: \$529,952 Avg. List\$/SqFt: \$221 Avg. DOM: 194.67 Avg. DTO:

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Condominium Listings

MLS #	Status	Address	Town	Description	DOM	List Price
72362032	ACT	170 E Hadley Rd U:28	Amherst, MA	5 room, 2 bed, 1f 1h bath Townhouse	136	\$162,500
72409805	ACT	170 E Hadley Rd U:68	Amherst, MA	5 room, 2 bed, 1f 1h bath Townhouse	46	\$162,500
72413110	ACT	24 Greenleaves Drive U:403	Amherst, MA	4 room, 2 bed, 1f 0h bath Mid-Rise	38	\$167,500
72413786	ACT	25 Bedford Ct U:25	Amherst, MA : East Amherst	5 room, 2 bed, 1f 0h bath Townhouse	35	\$189,900
72350720	ACT	25 Greenleaves U:520	Amherst, MA	4 room, 2 bed, 2f 0h bath Garden	158	\$202,000
72367478	ACT	47 PINE GROVE U:47	Amherst, MA : East Amherst	5 room, 2 bed, 1f 1h bath Townhouse	125	\$209,000
72423407	ACT	3 Baldwin Lane U:3	Amherst, MA	6 room, 2 bed, 2f 0h bath Garden	13	\$389,000
72397910	ACT	32 N Prospect Street U:4	Amherst, MA	6 room, 3 bed, 3f 0h bath Townhouse	60	\$489,900
72393905	ACT	32 N Prospect Street U:5	Amherst, MA	6 room, 3 bed, 3f 0h bath Townhouse	470	\$499,900
72399436	ACT	32 N Prospect Street U:3	Amherst, MA	7 room, 4 bed, 3f 0h bath Townhouse	66	\$599,900

Condominium Listings: 10 Avg. Liv.Area SqFt: 1,343.50 Avg. List\$: \$307,210 Avg. List\$/SqFt: \$216 Avg. DOM: 114.70 Avg. DTO:

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