

Average Contract Rents Report

Date Range: September 1, 2008 to August 31, 2009

Type of Unit		Amherst			Northhampton			Other Towns		
Houses	Bedrms	2008	2009	% Change	2008	2009	% Change	2008	2009	% Change
	2	\$1,086.42	\$1,252.37	15.27	\$1,025.00	\$1,183.33	15.45	\$1,142.07	\$1,177.26	3.08
	3	\$1,553.48	\$1,549.54	-0.25	\$1,308.57	\$1,436.78	9.80	\$1,220.33	\$1,315.81	7.82
	4	\$1,775.58	\$1,931.32	8.77	\$1,602.65	\$1,639.90	2.32	\$1,538.24	\$1,640.55	6.65
	5	\$2,193.49	\$2,331.66	6.30	No Data	No Data	No Data	\$1,979.05	\$1,980.00	0.05
	+	\$2,503.75	\$2,357.97	-5.82	\$3,000.00	No Data	No Data	\$2,286.36	\$2,135.00	-6.62
Apt in Houses	Studio	\$622.60	\$705.26	13.28	\$691.67	No Data	No Data	\$655.00	\$681.05	3.98
	w/ Heat	\$624.67	\$714.28	14.35	\$600.00	No Data	No Data	\$657.78	\$664.54	1.03
	1	\$717.56	\$752.13	4.82	\$737.84	\$802.20	8.72	\$715.46	\$728.05	1.76
	w/heat	\$699.63	\$755.61	8.00	\$698.33	\$818.00	17.14	\$732.41	\$755.18	3.11
	2	\$1,029.76	\$1,055.81	2.53	\$1,025.36	\$1,016.90	-0.83	\$860.34	\$896.02	4.15
	w/heat	\$1,067.98	\$1,088.96	1.96	\$1,071.00	\$1,154.69	7.81	\$924.18	\$1,162.56	25.79
	3	\$1,360.76	\$1,451.42	6.66	\$1,221.43	\$1,246.50	2.05	\$1,115.70	\$1,194.41	7.05
	w/heat	\$1,358.77	\$1,523.20	12.10	\$1,160.00	\$1,153.57	No Data	\$1,140.74	\$1,874.99	64.37
	4	\$1,869.07	\$1,945.37	4.08	\$1,462.33	\$1,534.00	4.90	\$1,585.96	\$3,631.25	128.96
w/heat	\$1,957.78	\$2,097.35	7.13	\$1,850.00	No Data	No Data	\$1,510.00	No Data	No Data	
Apt In Complex	Studio	\$515.00	\$536.66	4.21	No Data	No Data	No Data	No Data	No Data	No Data
	1	\$705.40	\$659.35	-6.53	No Data	\$800.00	No Data	No Data	\$748.33	No Data
	2	\$952.79	\$1,034.09	8.53	No Data	\$1,200.00	No Data	No Data	\$897.94	No Data
	3	\$1,367.14	\$1,440.55	5.37	No Data	\$1,405.00	No Data	No Data	\$1,365.00	No Data
	4	\$2,069.69	\$2,242.80	8.36	No Data	No Data	No Data	No Data	No Data	No Data
Rms in Private Homes	Kitchen Priv.	\$678.82	\$709.96	4.59	\$680.00	\$558.33	-17.89	\$650.25	\$608.05	-6.49
	No Kitchen	\$605.63	\$544.54	-10.09	No Data	No Data	No Data	\$545.00	\$412.50	-24.31

Source: UMOCH.org

Off Campus Housing Referrals. Housing and Residence Life