Belchertown

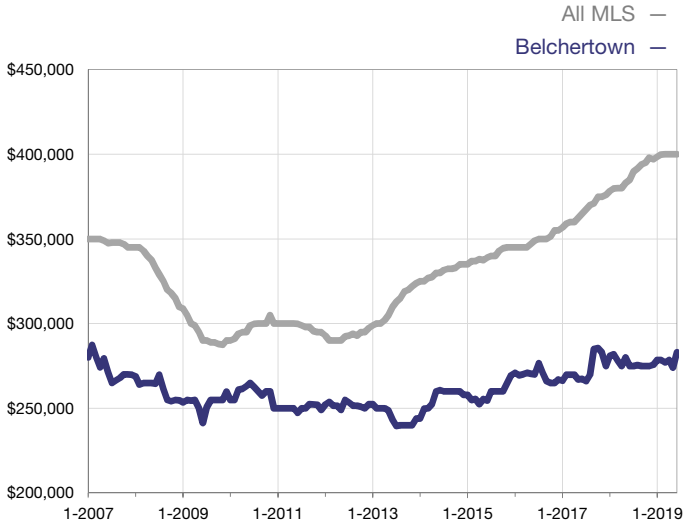
Single-Family Properties	June			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	13	**18**	+ 38.5%	90	**85**	- 5.6%
Closed Sales	23	**16**	- 30.4%	84	**57**	- 32.1%
Median Sales Price*	$255,000	**$316,900**	+ 24.3%	$272,500	**$296,000**	+ 8.6%
Inventory of Homes for Sale	71	**42**	- 40.8%	--	--	--
Months Supply of Inventory	4.9	**3.5**	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	47	**69**	+ 46.8%	72	**101**	+ 40.3%
Percent of Original List Price Received*	98.9%	**96.2%**	- 2.7%	96.5%	**94.5%**	- 2.1%
New Listings	21	**23**	+ 9.5%	130	**114**	- 12.3%

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

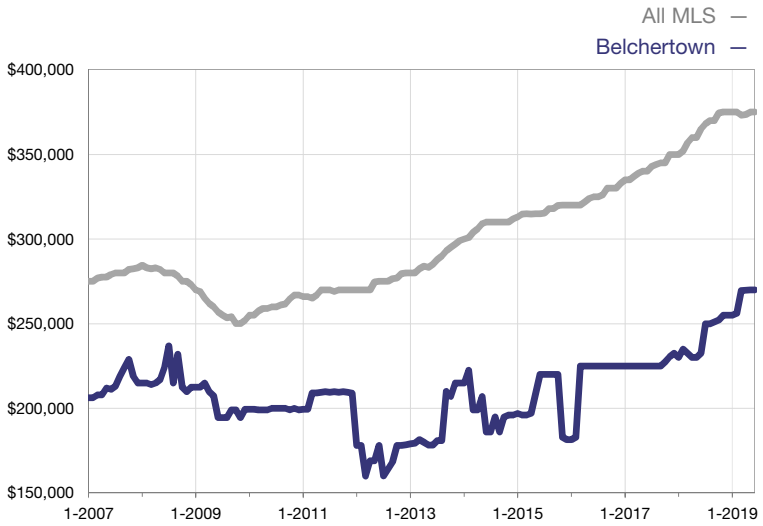
Condominium Properties	June			Year to Date		
Key Metrics	**2018**	**2019**	**+ / –**	**2018**	**2019**	**+ / –**
Pending Sales	4	**3**	- 25.0%	17	**17**	0.0%
Closed Sales	1	**2**	+ 100.0%	6	**10**	+ 66.7%
Median Sales Price*	$172,500	**$257,150**	+ 49.1%	$186,450	**$267,150**	+ 43.3%
Inventory of Homes for Sale	11	**0**	- 100.0%	--	--	--
Months Supply of Inventory	6.9	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	263	**293**	+ 11.4%	88	**111**	+ 26.1%
Percent of Original List Price Received*	100.0%	**100.0%**	0.0%	97.6%	**98.8%**	+ 1.2%
New Listings	8	**1**	- 87.5%	23	**15**	- 34.8%

* 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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