

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	14	14	0.0%	37	37	0.0%
Closed Sales	14	12	- 14.3%	30	32	+ 6.7%
Median Sales Price*	\$314,500	<b>\$327,500</b>	+ 4.1%	\$287,500	<b>\$322,500</b>	+ 12.2%
Inventory of Homes for Sale	40	5	- 87.5%	--	--	--
Months Supply of Inventory	2.9	0.3	- 89.7%	--	--	--
Cumulative Days on Market Until Sale	49	68	+ 38.8%	89	67	- 24.7%
Percent of Original List Price Received*	99.0%	<b>101.4%</b>	+ 2.4%	96.1%	<b>100.0%</b>	+ 4.1%
New Listings	24	12	- 50.0%	54	25	- 53.7%

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

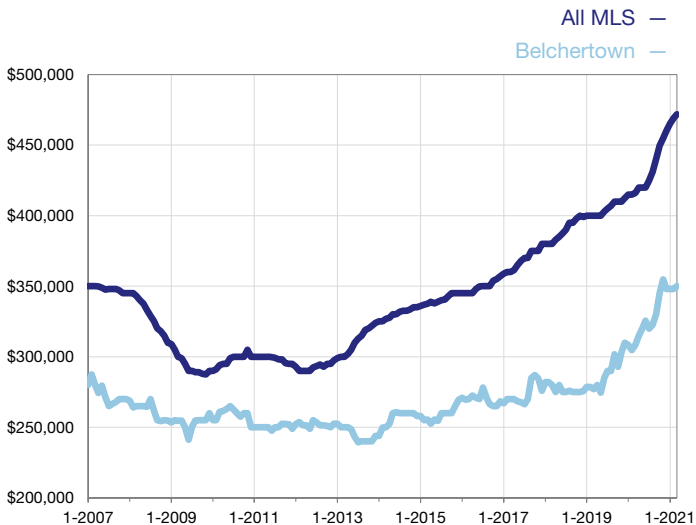
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	1	- 50.0%	6	3	- 50.0%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Median Sales Price*	\$224,805	<b>\$189,000</b>	- 15.9%	\$205,000	<b>\$229,500</b>	+ 12.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	2.4	+ 242.9%	--	--	--
Cumulative Days on Market Until Sale	57	16	- 71.9%	45	18	- 60.0%
Percent of Original List Price Received*	93.0%	<b>100.0%</b>	+ 7.5%	94.5%	<b>100.0%</b>	+ 5.8%
New Listings	1	2	+ 100.0%	7	8	+ 14.3%

\* 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

