

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	5	- 50.0%	10	5	- 50.0%
Closed Sales	14	5	- 64.3%	14	5	- 64.3%
Median Sales Price*	\$367,500	<b>\$360,000</b>	- 2.0%	\$367,500	<b>\$360,000</b>	- 2.0%
Inventory of Homes for Sale	9	<b>18</b>	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	<b>1.5</b>	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	69	<b>57</b>	- 17.4%	69	<b>57</b>	- 17.4%
Percent of Original List Price Received*	101.6%	<b>94.1%</b>	- 7.4%	101.6%	<b>94.1%</b>	- 7.4%
New Listings	6	<b>9</b>	+ 50.0%	6	<b>9</b>	+ 50.0%

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

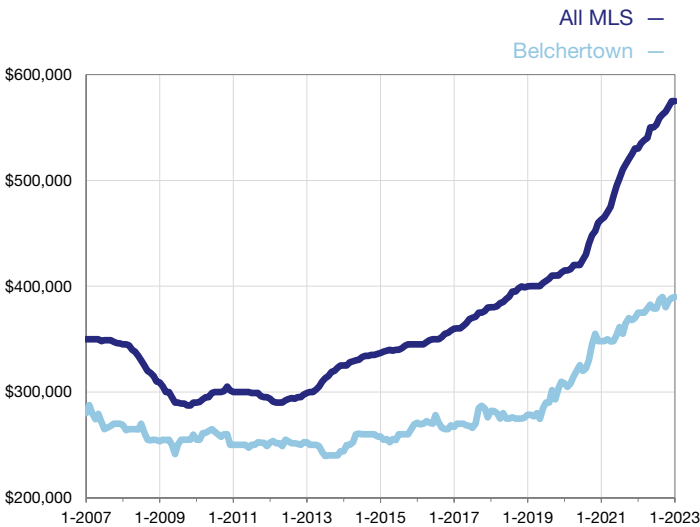
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$271,000	<b>\$270,000</b>	- 0.4%	\$271,000	<b>\$270,000</b>	- 0.4%
Inventory of Homes for Sale	3	<b>2</b>	- 33.3%	--	--	--
Months Supply of Inventory	1.9	<b>1.0</b>	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	7	<b>5</b>	- 28.6%	7	<b>5</b>	- 28.6%
Percent of Original List Price Received*	100.0%	<b>103.8%</b>	+ 3.8%	100.0%	<b>103.8%</b>	+ 3.8%
New Listings	1	<b>1</b>	0.0%	1	<b>1</b>	0.0%

\* 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

