

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	11	+ 37.5%	18	14	- 22.2%
Closed Sales	10	4	- 60.0%	24	9	- 62.5%
Median Sales Price*	\$285,200	\$445,000	+ 56.0%	\$347,500	\$390,000	+ 12.2%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	0.8	1.2	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	31	61	+ 96.8%	53	59	+ 11.3%
Percent of Original List Price Received*	102.6%	97.5%	- 5.0%	102.0%	95.6%	- 6.3%
New Listings	11	9	- 18.2%	17	18	+ 5.9%

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

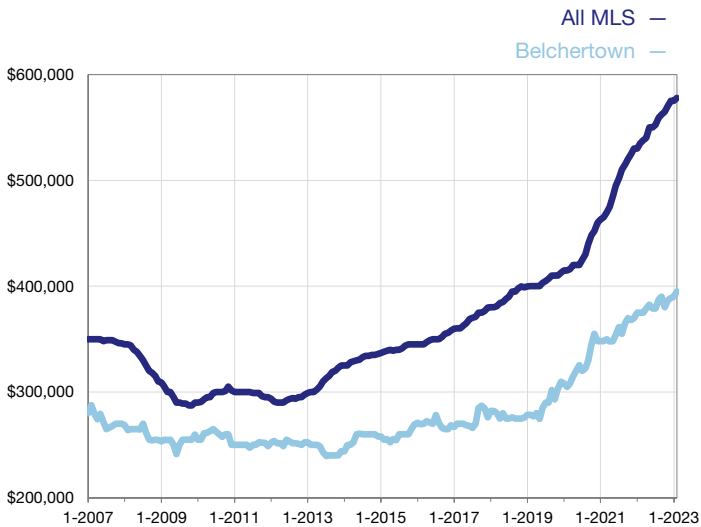
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$426,500	\$0	- 100.0%	\$348,750	\$270,000	- 22.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	13	5	- 61.5%
Percent of Original List Price Received*	110.8%	0.0%	- 100.0%	105.4%	103.8%	- 1.5%
New Listings	1	1	0.0%	2	2	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

