

# Local Market Update – June 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	23	27	+ 17.4%	88	107	+ 21.6%
Closed Sales	20	21	+ 5.0%	60	80	+ 33.3%
Median Sales Price*	\$274,900	<b>\$262,000</b>	- 4.7%	\$275,000	<b>\$271,750</b>	- 1.2%
Inventory of Homes for Sale	114	91	- 20.2%	--	--	--
Months Supply of Inventory	9.2	6.0	- 34.8%	--	--	--
Cumulative Days on Market Until Sale	144	134	- 6.9%	167	141	- 15.6%
Percent of Original List Price Received*	95.9%	<b>96.2%</b>	+ 0.3%	94.0%	<b>94.3%</b>	+ 0.3%
New Listings	32	32	0.0%	162	152	- 6.2%

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

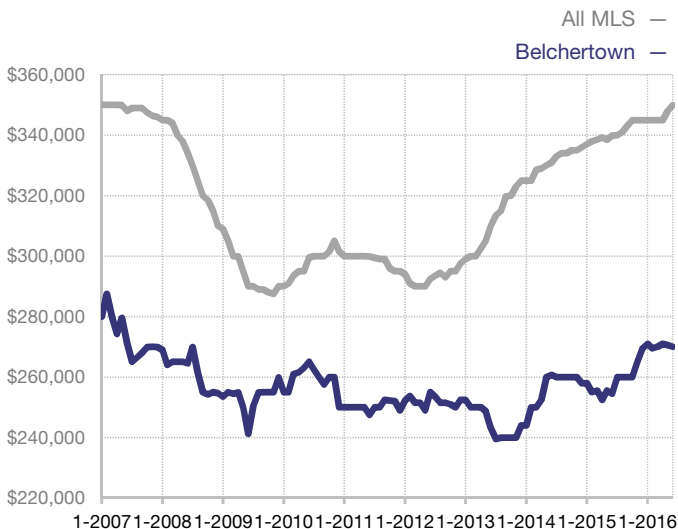
### Condominium Properties

Key Metrics	June			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	3	3	0.0%	4	12	+ 200.0%
Closed Sales	1	3	+ 200.0%	4	10	+ 150.0%
Median Sales Price*	\$177,500	<b>\$168,000</b>	- 5.4%	\$181,450	<b>\$226,250</b>	+ 24.7%
Inventory of Homes for Sale	30	16	- 46.7%	--	--	--
Months Supply of Inventory	21.8	8.0	- 63.3%	--	--	--
Cumulative Days on Market Until Sale	30	326	+ 986.7%	98	405	+ 313.3%
Percent of Original List Price Received*	97.6%	<b>94.7%</b>	- 3.0%	97.4%	<b>94.9%</b>	- 2.6%
New Listings	3	2	- 33.3%	20	11	- 45.0%

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

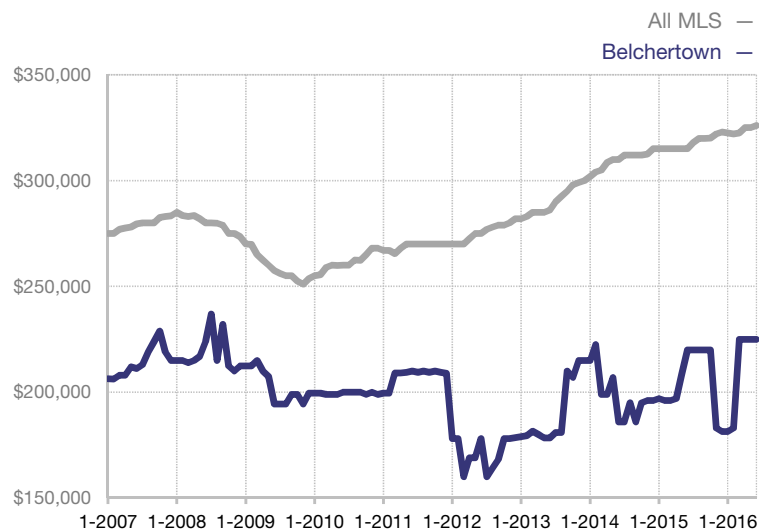
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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