Local Market Update – August 2016

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Belchertown

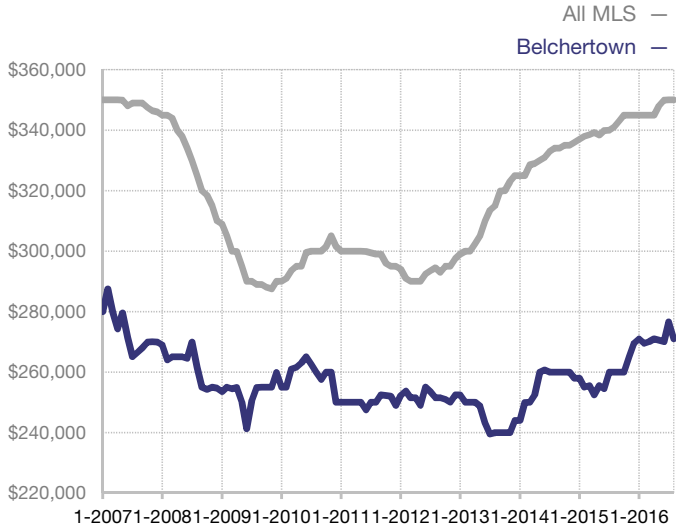
Single-Family Properties	August			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	23	**15**	- 34.8%	128	**141**	+ 10.2%
Closed Sales	15	**25**	+ 66.7%	101	**126**	+ 24.8%
Median Sales Price*	$280,000	**$265,000**	- 5.4%	$272,400	**$273,250**	+ 0.3%
Inventory of Homes for Sale	119	**81**	- 31.9%	--	--	--
Months Supply of Inventory	9.3	**5.2**	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	107	**122**	+ 14.0%	149	**135**	- 9.4%
Percent of Original List Price Received*	96.5%	**94.7%**	- 1.9%	94.9%	**94.6%**	- 0.3%
New Listings	26	**18**	- 30.8%	225	**200**	- 11.1%

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

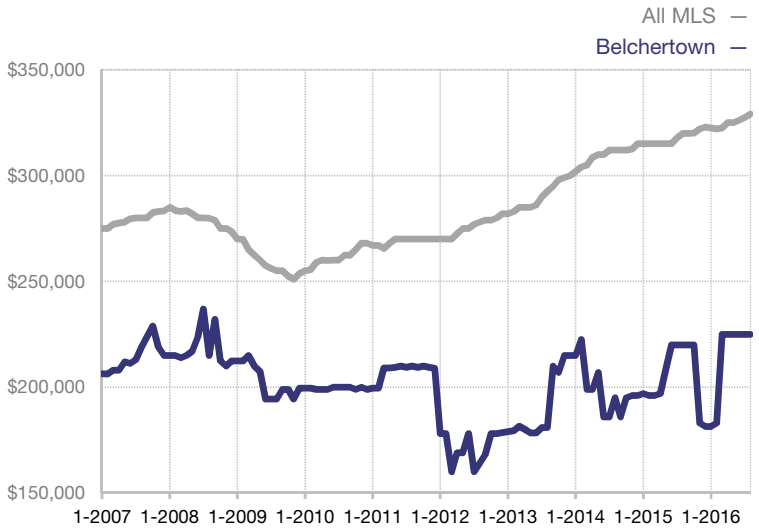
Condominium Properties	August			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	2	**5**	+ 150.0%	8	**25**	+ 212.5%
Closed Sales	3	**4**	+ 33.3%	7	**18**	+ 157.1%
Median Sales Price*	$170,000	**$173,500**	+ 2.1%	$179,900	**$225,000**	+ 25.1%
Inventory of Homes for Sale	27	**9**	- 66.7%	--	--	--
Months Supply of Inventory	16.6	**3.9**	- 76.5%	--	--	--
Cumulative Days on Market Until Sale	166	**98**	- 41.0%	127	**318**	+ 150.4%
Percent of Original List Price Received*	87.9%	**97.0%**	+ 10.4%	93.3%	**96.1%**	+ 3.0%
New Listings	0	**4**	--	21	**18**	- 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



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