

Local Market Update – June 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	June			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	25	16	- 36.0%	104	89	- 14.4%
Closed Sales	21	26	+ 23.8%	80	75	- 6.3%
Median Sales Price*	\$262,000	\$266,900	+ 1.9%	\$271,750	\$273,500	+ 0.6%
Inventory of Homes for Sale	96	71	- 26.0%	--	--	--
Months Supply of Inventory	6.3	4.7	- 25.4%	--	--	--
Cumulative Days on Market Until Sale	134	82	- 38.8%	141	100	- 29.1%
Percent of Original List Price Received*	96.2%	97.5%	+ 1.4%	94.3%	97.6%	+ 3.5%
New Listings	32	29	- 9.4%	151	142	- 6.0%

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

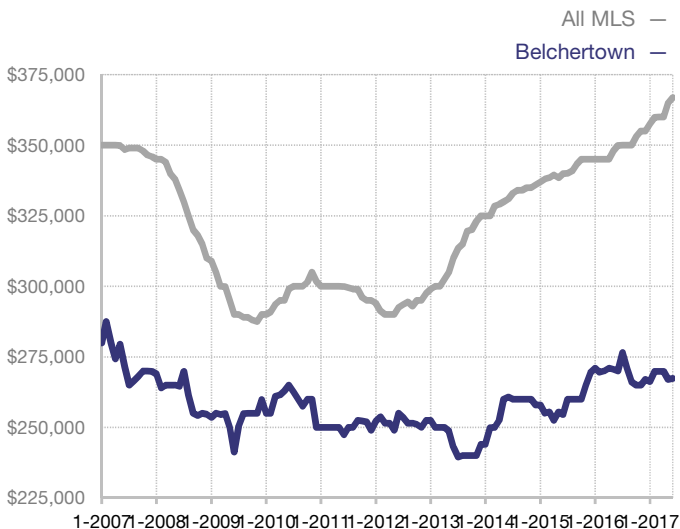
Condominium Properties

Key Metrics	June			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	3	0	- 100.0%	12	4	- 66.7%
Closed Sales	3	2	- 33.3%	11	12	+ 9.1%
Median Sales Price*	\$168,000	\$227,500	+ 35.4%	\$225,000	\$225,000	0.0%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	8.1	2.8	- 65.4%	--	--	--
Cumulative Days on Market Until Sale	326	21	- 93.6%	371	267	- 28.0%
Percent of Original List Price Received*	94.7%	98.9%	+ 4.4%	95.0%	94.9%	- 0.1%
New Listings	2	3	+ 50.0%	11	6	- 45.5%

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

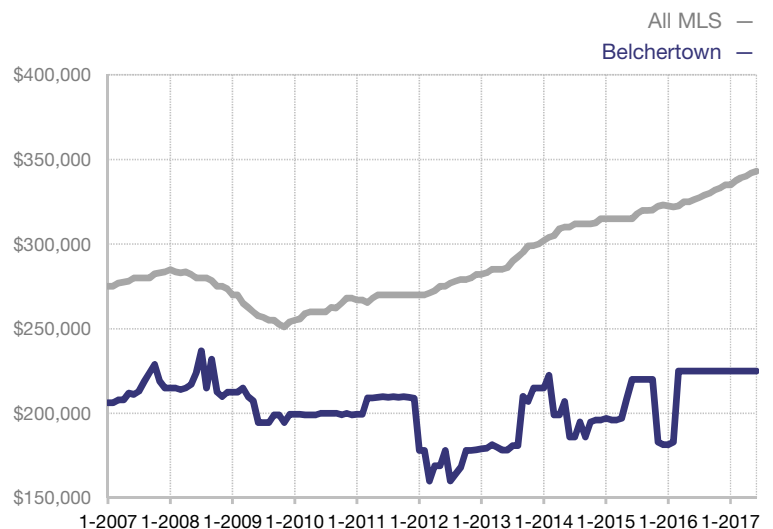
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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