

# Local Market Update – September 2017

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	September			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	17	15	- 11.8%	151	143	- 5.3%
Closed Sales	21	19	- 9.5%	147	129	- 12.2%
Median Sales Price*	\$221,345	<b>\$322,450</b>	+ 45.7%	\$266,000	<b>\$284,000</b>	+ 6.8%
Inventory of Homes for Sale	88	67	- 23.9%	--	--	--
Months Supply of Inventory	5.7	4.8	- 15.8%	--	--	--
Cumulative Days on Market Until Sale	82	115	+ 40.2%	127	93	- 26.8%
Percent of Original List Price Received*	98.5%	<b>98.4%</b>	- 0.1%	95.1%	<b>97.6%</b>	+ 2.6%
New Listings	23	17	- 26.1%	223	209	- 6.3%

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

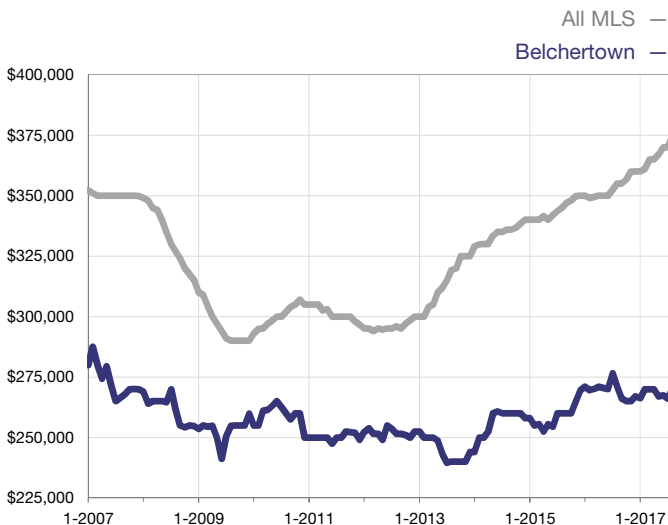
### Condominium Properties

Key Metrics	September			Year to Date		
	2016	2017	+ / -	2016	2017	+ / -
Pending Sales	3	2	- 33.3%	26	14	- 46.2%
Closed Sales	3	4	+ 33.3%	21	17	- 19.0%
Median Sales Price*	\$329,500	<b>\$254,500</b>	- 22.8%	\$225,000	<b>\$225,000</b>	0.0%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	5.7	1.7	- 70.2%	--	--	--
Cumulative Days on Market Until Sale	351	126	- 64.1%	323	260	- 19.5%
Percent of Original List Price Received*	99.4%	<b>98.0%</b>	- 1.4%	96.6%	<b>94.0%</b>	- 2.7%
New Listings	4	3	- 25.0%	22	13	- 40.9%

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

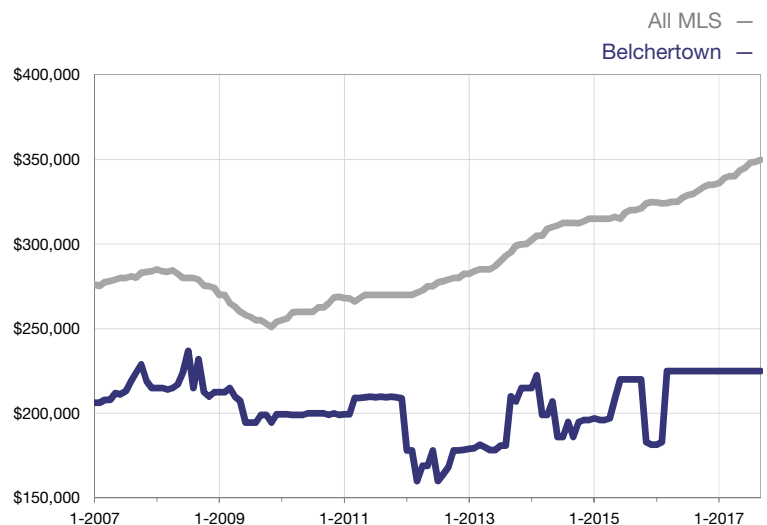
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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