

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	15	+ 36.4%	48	51	+ 6.3%
Closed Sales	12	9	- 25.0%	42	41	- 2.4%
Median Sales Price*	\$375,000	<b>\$325,000</b>	- 13.3%	\$329,500	<b>\$325,000</b>	- 1.4%
Inventory of Homes for Sale	38	11	- 71.1%	--	--	--
Months Supply of Inventory	2.8	0.8	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	67	41	- 38.8%	82	61	- 25.6%
Percent of Original List Price Received*	97.9%	<b>99.9%</b>	+ 2.0%	96.6%	<b>100.0%</b>	+ 3.5%
New Listings	14	21	+ 50.0%	67	46	- 31.3%

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

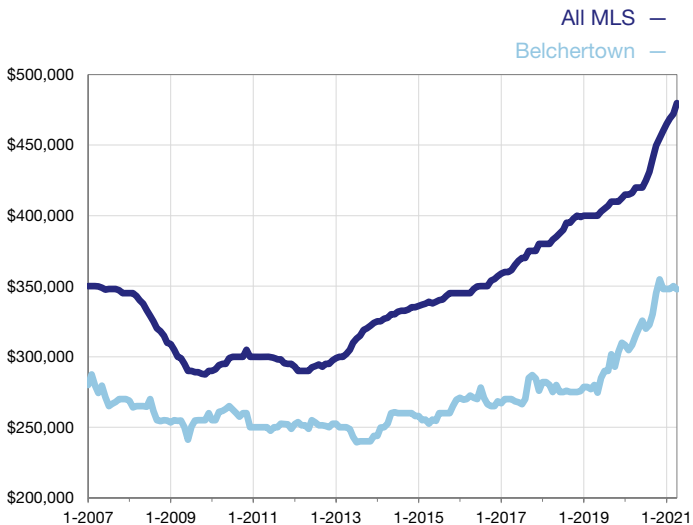
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	6	3	- 50.0%
Closed Sales	1	2	+ 100.0%	4	4	0.0%
Median Sales Price*	\$372,263	<b>\$276,000</b>	- 25.9%	\$256,055	<b>\$266,000</b>	+ 3.9%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--
Cumulative Days on Market Until Sale	1	39	+ 3,800.0%	34	28	- 17.6%
Percent of Original List Price Received*	114.5%	<b>99.7%</b>	- 12.9%	99.5%	<b>99.9%</b>	+ 0.4%
New Listings	0	0	--	7	8	+ 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

