

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	18	16	- 11.1%	66	67	+ 1.5%
Closed Sales	10	11	+ 10.0%	52	52	0.0%
Median Sales Price*	\$312,500	<b>\$336,000</b>	+ 7.5%	\$329,500	<b>\$325,000</b>	- 1.4%
Inventory of Homes for Sale	38	8	- 78.9%	--	--	--
Months Supply of Inventory	2.7	0.5	- 81.5%	--	--	--
Cumulative Days on Market Until Sale	75	74	- 1.3%	81	64	- 21.0%
Percent of Original List Price Received*	99.4%	<b>106.3%</b>	+ 6.9%	97.1%	<b>101.3%</b>	+ 4.3%
New Listings	19	15	- 21.1%	87	61	- 29.9%

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

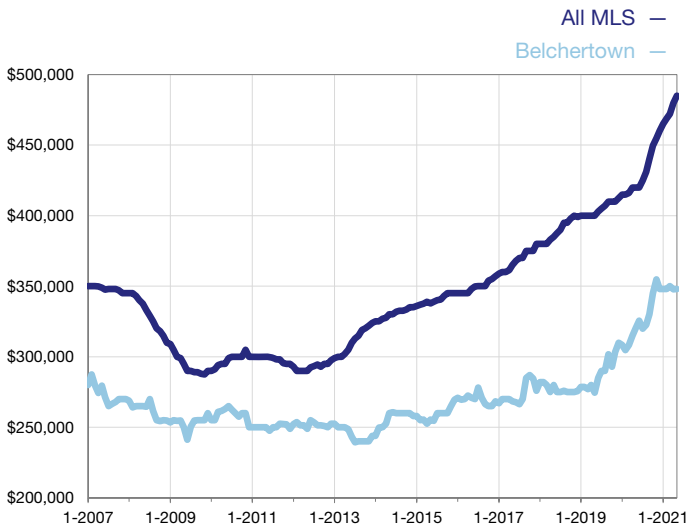
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	7	4	- 42.9%
Closed Sales	2	0	- 100.0%	6	4	- 33.3%
Median Sales Price*	\$183,500	<b>\$0</b>	- 100.0%	\$200,000	<b>\$266,000</b>	+ 33.0%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.4	1.7	+ 325.0%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	32	28	- 12.5%
Percent of Original List Price Received*	100.9%	<b>0.0%</b>	- 100.0%	100.0%	<b>99.9%</b>	- 0.1%
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

