

# Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	8	- 46.7%	148	147	- 0.7%
Closed Sales	12	15	+ 25.0%	143	154	+ 7.7%
Median Sales Price*	\$425,000	<b>\$430,000</b>	+ 1.2%	\$375,000	<b>\$392,500</b>	+ 4.7%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	42	29	- 31.0%	44	33	- 25.0%
Percent of Original List Price Received*	97.9%	100.0%	+ 2.1%	102.4%	101.9%	- 0.5%
New Listings	15	7	- 53.3%	158	180	+ 13.9%

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

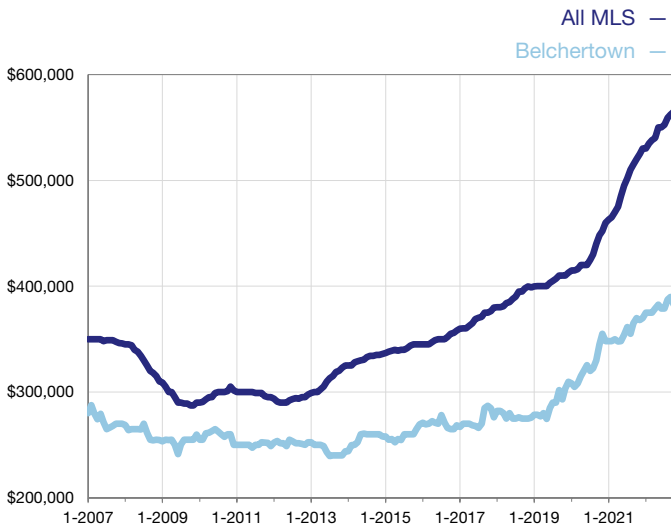
### Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	2	+ 100.0%	14	19	+ 35.7%
Closed Sales	1	1	0.0%	11	21	+ 90.9%
Median Sales Price*	\$345,000	<b>\$268,500</b>	- 22.2%	\$264,000	<b>\$271,000</b>	+ 2.7%
Inventory of Homes for Sale	6	1	- 83.3%	--	--	--
Months Supply of Inventory	3.4	0.5	- 85.3%	--	--	--
Cumulative Days on Market Until Sale	113	23	- 79.6%	49	48	- 2.0%
Percent of Original List Price Received*	103.0%	97.7%	- 5.1%	100.7%	102.3%	+ 1.6%
New Listings	2	1	- 50.0%	19	18	- 5.3%

\* 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

