

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	30	21	- 30.0%
Closed Sales	14	7	- 50.0%	38	16	- 57.9%
Median Sales Price*	\$401,625	\$445,000	+ 10.8%	\$370,000	\$402,500	+ 8.8%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	38	39	+ 2.6%	48	50	+ 4.2%
Percent of Original List Price Received*	100.8%	98.3%	- 2.5%	101.6%	96.8%	- 4.7%
New Listings	16	12	- 25.0%	33	30	- 9.1%

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

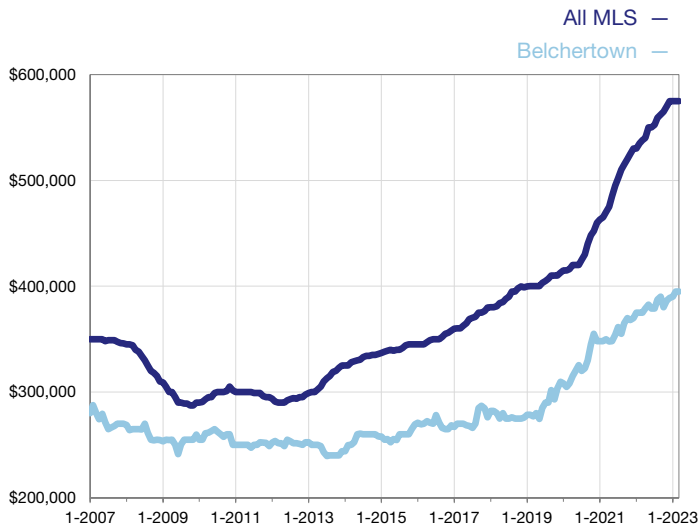
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	4	4	0.0%
Closed Sales	3	3	0.0%	5	4	- 20.0%
Median Sales Price*	\$370,000	\$315,000	- 14.9%	\$370,000	\$309,750	- 16.3%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	93	26	- 72.0%	61	21	- 65.6%
Percent of Original List Price Received*	106.2%	103.9%	- 2.2%	105.9%	103.9%	- 1.9%
New Listings	3	3	0.0%	5	5	0.0%

* 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

