

# Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	12	+ 9.1%	41	31	- 24.4%
Closed Sales	8	7	- 12.5%	46	23	- 50.0%
Median Sales Price*	\$438,750	<b>\$440,000</b>	+ 0.3%	\$376,625	<b>\$415,000</b>	+ 10.2%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 3.3%	45	44	- 2.2%
Percent of Original List Price Received*	100.3%	<b>98.3%</b>	- 2.0%	101.4%	<b>97.2%</b>	- 4.1%
New Listings	16	14	- 12.5%	49	44	- 10.2%

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

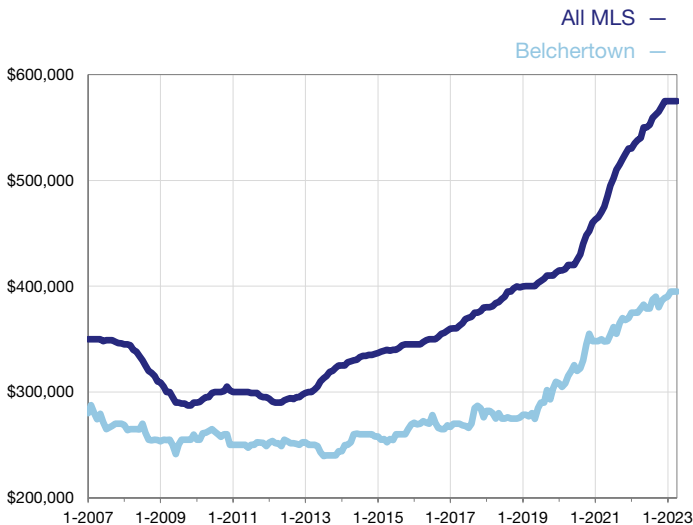
### Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	6	6	0.0%
Closed Sales	2	2	0.0%	7	6	- 14.3%
Median Sales Price*	\$310,000	<b>\$327,500</b>	+ 5.6%	\$370,000	<b>\$320,000</b>	- 13.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--
Cumulative Days on Market Until Sale	135	21	- 84.4%	82	21	- 74.4%
Percent of Original List Price Received*	99.1%	<b>114.1%</b>	+ 15.1%	103.9%	<b>107.3%</b>	+ 3.3%
New Listings	1	1	0.0%	6	6	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

