

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	18	+ 12.5%	56	48	- 14.3%
Closed Sales	9	9	0.0%	55	32	- 41.8%
Median Sales Price*	\$453,000	\$379,900	- 16.1%	\$380,000	\$399,500	+ 5.1%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	30	31	+ 3.3%	42	41	- 2.4%
Percent of Original List Price Received*	102.4%	97.5%	- 4.8%	101.5%	97.3%	- 4.1%
New Listings	23	20	- 13.0%	68	62	- 8.8%

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

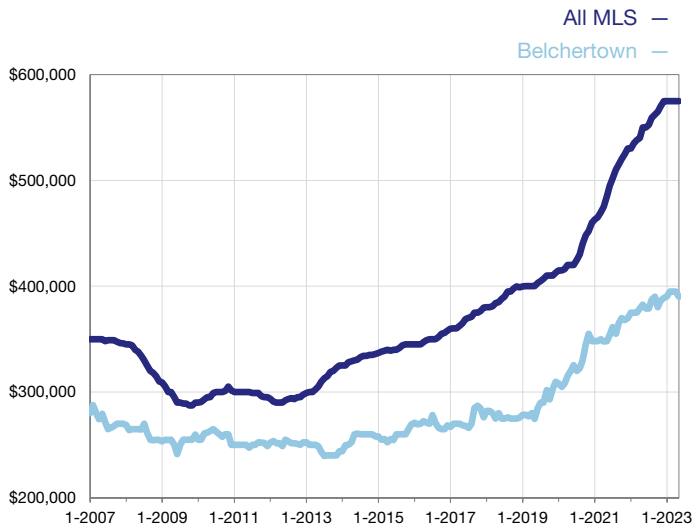
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	10	8	- 20.0%
Closed Sales	2	1	- 50.0%	9	7	- 22.2%
Median Sales Price*	\$350,000	\$295,000	- 15.7%	\$370,000	\$315,000	- 14.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	72	17	- 76.4%	80	20	- 75.0%
Percent of Original List Price Received*	104.4%	101.0%	- 3.3%	104.0%	106.4%	+ 2.3%
New Listings	2	1	- 50.0%	8	7	- 12.5%

* 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

