

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	23	+ 35.3%	73	69	- 5.5%
Closed Sales	17	15	- 11.8%	72	47	- 34.7%
Median Sales Price*	\$370,000	\$510,000	+ 37.8%	\$379,500	\$445,000	+ 17.3%
Inventory of Homes for Sale	37	20	- 45.9%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	24	40	+ 66.7%	38	40	+ 5.3%
Percent of Original List Price Received*	105.9%	101.6%	- 4.1%	102.6%	98.7%	- 3.8%
New Listings	34	20	- 41.2%	102	82	- 19.6%

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

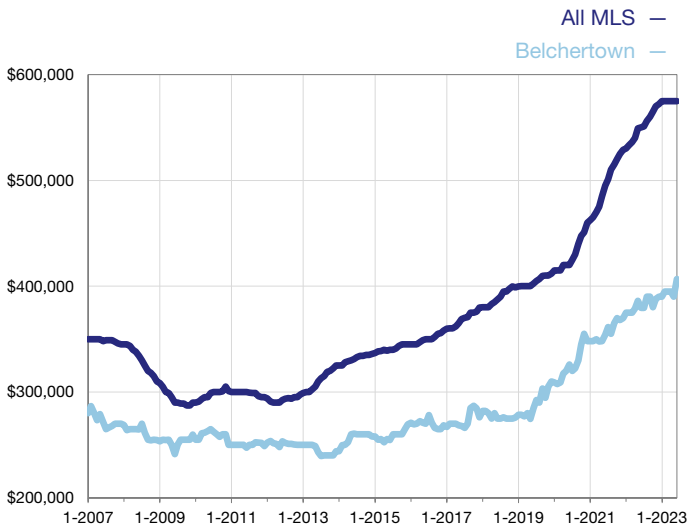
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	10	8	- 20.0%
Closed Sales	3	1	- 66.7%	12	8	- 33.3%
Median Sales Price*	\$255,000	\$410,000	+ 60.8%	\$329,950	\$320,000	- 3.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	16	48	+ 200.0%	64	24	- 62.5%
Percent of Original List Price Received*	104.0%	100.0%	- 3.8%	104.0%	105.6%	+ 1.5%
New Listings	2	0	- 100.0%	10	7	- 30.0%

* 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

