

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	12	- 33.3%	91	78	- 14.3%
Closed Sales	17	19	+ 11.8%	89	68	- 23.6%
Median Sales Price*	\$425,000	\$405,000	- 4.7%	\$395,000	\$442,500	+ 12.0%
Inventory of Homes for Sale	29	20	- 31.0%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	22	38	+ 72.7%	35	40	+ 14.3%
Percent of Original List Price Received*	107.6%	102.0%	- 5.2%	103.5%	99.6%	- 3.8%
New Listings	10	14	+ 40.0%	112	96	- 14.3%

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

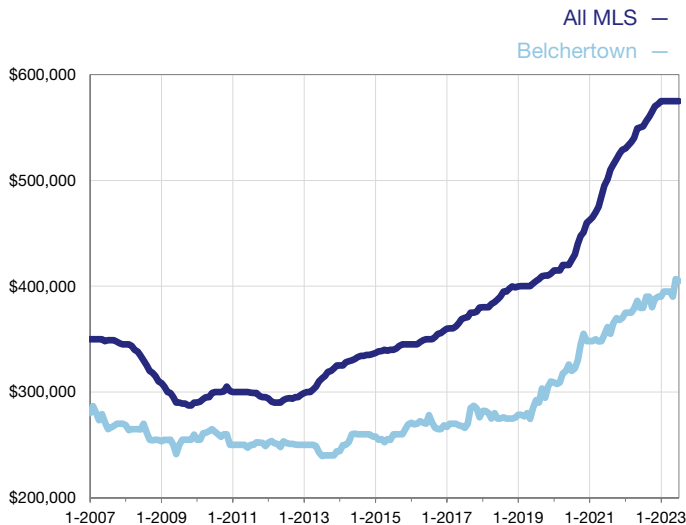
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	13	9	- 30.8%
Closed Sales	2	0	- 100.0%	14	8	- 42.9%
Median Sales Price*	\$237,500	\$0	- 100.0%	\$300,450	\$320,000	+ 6.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	43	0	- 100.0%	61	24	- 60.7%
Percent of Original List Price Received*	90.4%	0.0%	- 100.0%	102.1%	105.6%	+ 3.4%
New Listings	4	0	- 100.0%	14	7	- 50.0%

* 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

