

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	16	+ 23.1%	104	90	- 13.5%
Closed Sales	20	13	- 35.0%	109	81	- 25.7%
Median Sales Price*	\$418,000	<b>\$430,000</b>	+ 2.9%	\$400,000	<b>\$440,000</b>	+ 10.0%
Inventory of Homes for Sale	33	10	- 69.7%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	25	33	+ 32.0%	33	39	+ 18.2%
Percent of Original List Price Received*	101.1%	<b>103.6%</b>	+ 2.5%	103.1%	<b>100.3%</b>	- 2.7%
New Listings	18	7	- 61.1%	130	102	- 21.5%

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

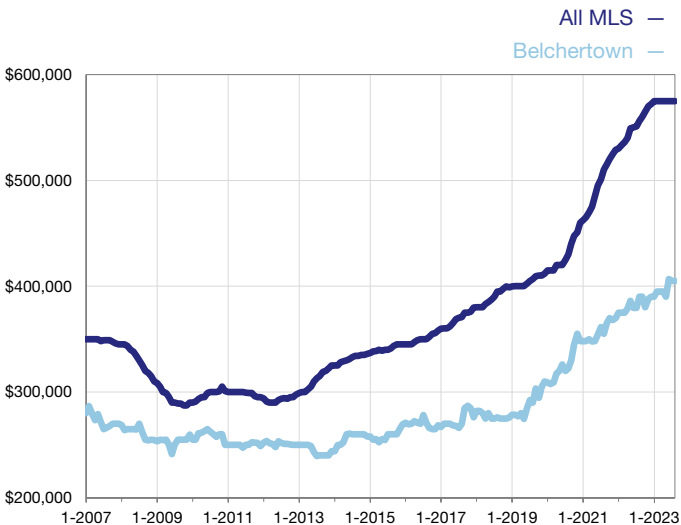
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	14	10	- 28.6%
Closed Sales	3	3	0.0%	17	11	- 35.3%
Median Sales Price*	\$384,000	<b>\$370,000</b>	- 3.6%	\$329,900	<b>\$325,000</b>	- 1.5%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	35	139	+ 297.1%	56	55	- 1.8%
Percent of Original List Price Received*	100.5%	<b>99.1%</b>	- 1.4%	101.8%	<b>103.8%</b>	+ 2.0%
New Listings	2	1	- 50.0%	16	8	- 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

