

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	15	- 11.8%	137	110	- 19.7%
Closed Sales	18	6	- 66.7%	138	96	- 30.4%
Median Sales Price*	\$352,575	\$437,500	+ 24.1%	\$386,500	\$432,500	+ 11.9%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--
Cumulative Days on Market Until Sale	41	30	- 26.8%	33	39	+ 18.2%
Percent of Original List Price Received*	96.7%	103.6%	+ 7.1%	102.2%	100.7%	- 1.5%
New Listings	10	10	0.0%	160	126	- 21.3%

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

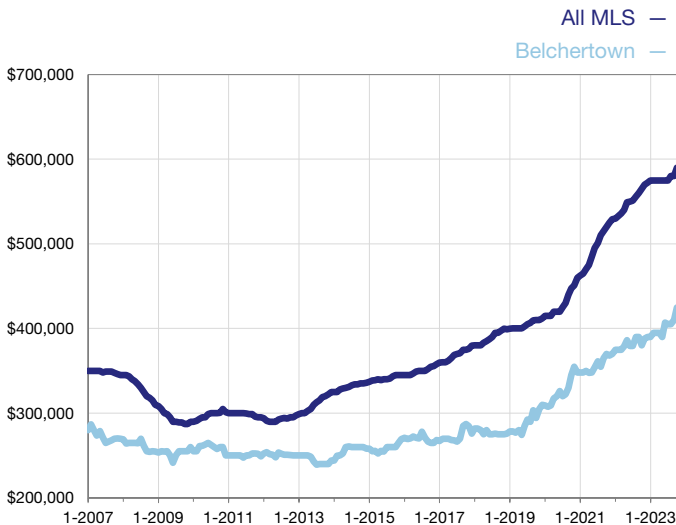
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	2	--	17	12	- 29.4%
Closed Sales	0	0	--	20	12	- 40.0%
Median Sales Price*	\$0	\$0	--	\$300,450	\$327,500	+ 9.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	50	52	+ 4.0%
Percent of Original List Price Received*	0.0%	0.0%	--	102.6%	104.1%	+ 1.5%
New Listings	1	2	+ 100.0%	17	11	- 35.3%

* 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

