

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	143	116	- 18.9%
Closed Sales	15	11	- 26.7%	153	107	- 30.1%
Median Sales Price*	\$430,000	<b>\$395,000</b>	- 8.1%	\$395,000	<b>\$426,000</b>	+ 7.8%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	1.6	<b>0.9</b>	- 43.8%	--	--	--
Cumulative Days on Market Until Sale	29	<b>28</b>	- 3.4%	33	<b>38</b>	+ 15.2%
Percent of Original List Price Received*	100.0%	<b>104.0%</b>	+ 4.0%	101.9%	<b>101.0%</b>	- 0.9%
New Listings	7	5	- 28.6%	167	130	- 22.2%

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

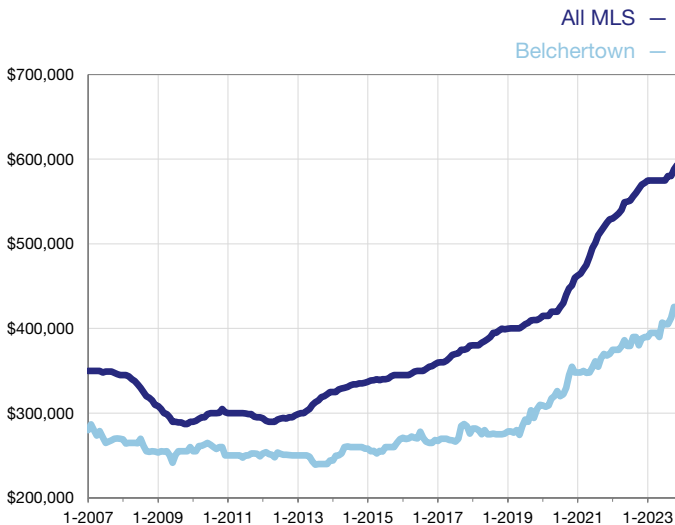
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	19	12	- 36.8%
Closed Sales	1	1	0.0%	21	13	- 38.1%
Median Sales Price*	\$268,500	<b>\$280,000</b>	+ 4.3%	\$271,000	<b>\$325,000</b>	+ 19.9%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.5	<b>2.5</b>	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	23	<b>5</b>	- 78.3%	48	<b>48</b>	0.0%
Percent of Original List Price Received*	97.7%	<b>105.7%</b>	+ 8.2%	102.3%	<b>104.2%</b>	+ 1.9%
New Listings	1	2	+ 100.0%	18	13	- 27.8%

\* 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

