

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	149	120	- 19.5%
Closed Sales	10	10	0.0%	163	117	- 28.2%
Median Sales Price*	\$334,625	\$457,500	+ 36.7%	\$390,000	\$426,000	+ 9.2%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	58	66	+ 13.8%	35	40	+ 14.3%
Percent of Original List Price Received*	96.5%	100.4%	+ 4.0%	101.6%	101.0%	- 0.6%
New Listings	3	5	+ 66.7%	170	135	- 20.6%

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

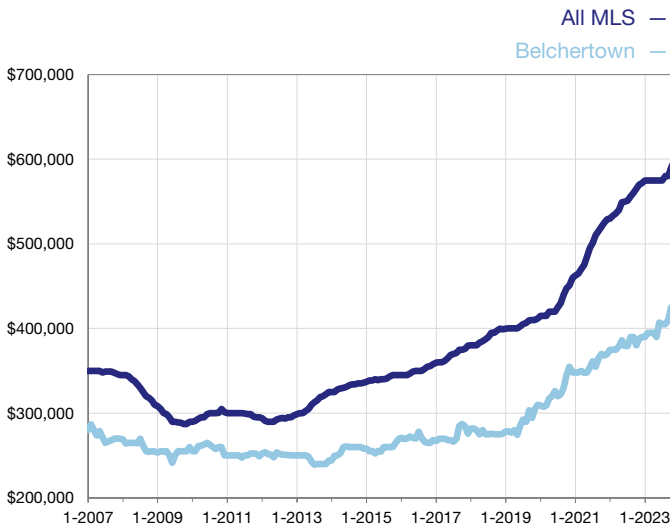
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	20	15	- 25.0%
Closed Sales	1	0	- 100.0%	22	13	- 40.9%
Median Sales Price*	\$280,000	\$0	- 100.0%	\$275,500	\$325,000	+ 18.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	46	48	+ 4.3%
Percent of Original List Price Received*	98.2%	0.0%	- 100.0%	102.1%	104.2%	+ 2.1%
New Listings	2	1	- 50.0%	20	14	- 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

