

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

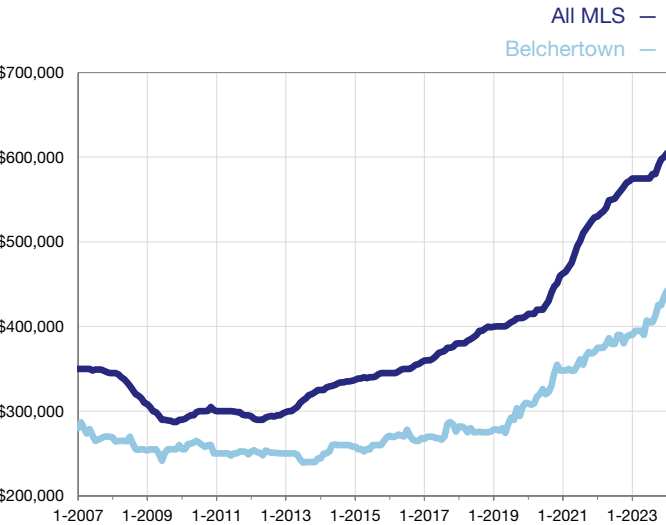
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$360,000	\$500,000	+ 38.9%	\$360,000	\$500,000	+ 38.9%
Inventory of Homes for Sale	18	10	- 44.4%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	57	111	+ 94.7%	57	111	+ 94.7%
Percent of Original List Price Received*	94.1%	94.9%	+ 0.9%	94.1%	94.9%	+ 0.9%
New Listings	8	7	- 12.5%	8	7	- 12.5%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$270,000	\$315,250	+ 16.8%	\$270,000	\$315,250	+ 16.8%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	5	47	+ 840.0%	5	47	+ 840.0%
Percent of Original List Price Received*	103.8%	94.7%	- 8.8%	103.8%	94.7%	- 8.8%
New Listings	1	1	0.0%	1	1	0.0%

* 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

