

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

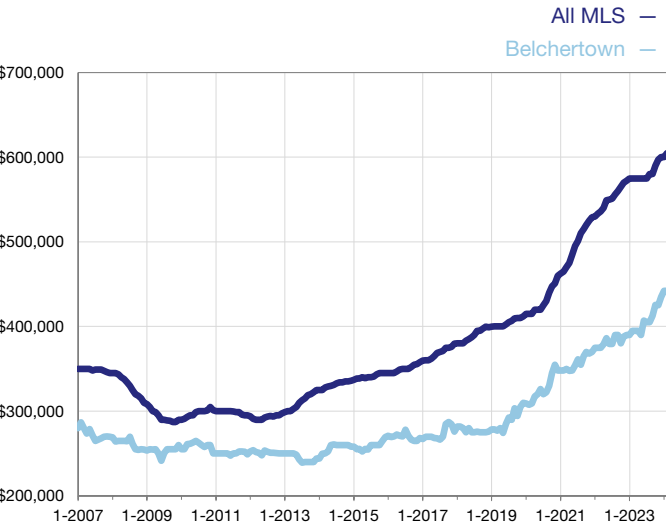
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	11	+ 37.5%	11	15	+ 36.4%
Closed Sales	4	1	- 75.0%	9	7	- 22.2%
Median Sales Price*	\$445,000	\$542,000	+ 21.8%	\$390,000	\$542,000	+ 39.0%
Inventory of Homes for Sale	18	6	- 66.7%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	61	19	- 68.9%	59	98	+ 66.1%
Percent of Original List Price Received*	97.5%	97.7%	+ 0.2%	95.6%	95.3%	- 0.3%
New Listings	9	8	- 11.1%	17	15	- 11.8%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	2	1	- 50.0%
Closed Sales	0	2	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$290,000	--	\$270,000	\$290,000	+ 7.4%
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	0	19	--	5	33	+ 560.0%
Percent of Original List Price Received*	0.0%	100.0%	--	103.8%	97.3%	- 6.3%
New Listings	1	0	- 100.0%	2	1	- 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

