

# Belchertown

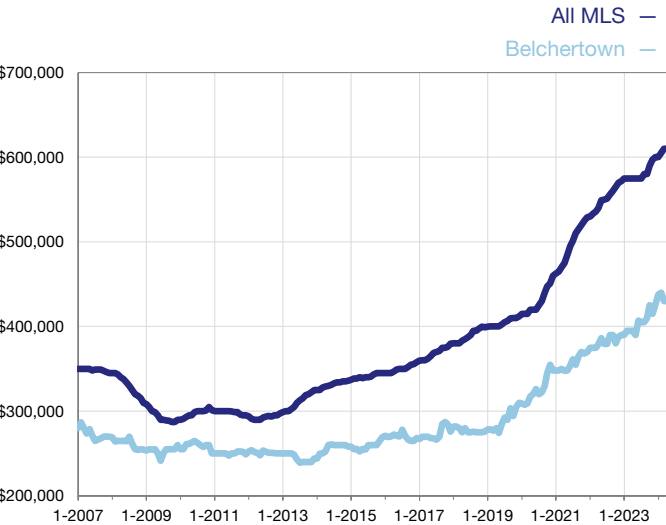
Single-Family Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	11	12	+ 9.1%	30	32	+ 6.7%
Closed Sales	8	10	+ 25.0%	24	24	0.0%
Median Sales Price*	\$449,950	\$443,575	- 1.4%	\$420,000	\$441,075	+ 5.0%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	41	24	- 41.5%	47	43	- 8.5%
Percent of Original List Price Received*	97.5%	101.5%	+ 4.1%	97.0%	99.6%	+ 2.7%
New Listings	13	10	- 23.1%	42	39	- 7.1%

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

Condominium Properties	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	6	1	- 83.3%
Closed Sales	2	1	- 50.0%	6	5	- 16.7%
Median Sales Price*	\$327,500	\$253,000	- 22.7%	\$320,000	\$253,000	- 20.9%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	21	27	+ 28.6%	21	31	+ 47.6%
Percent of Original List Price Received*	114.1%	101.2%	- 11.3%	107.3%	98.1%	- 8.6%
New Listings	1	2	+ 100.0%	6	3	- 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

