

Belchertown

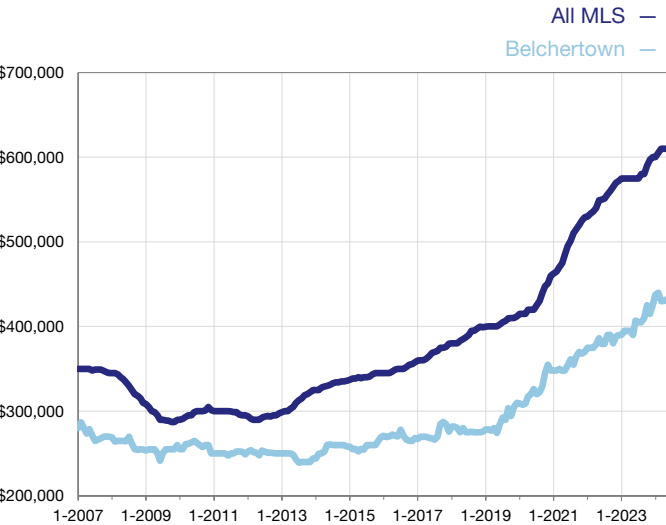
Single-Family Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	11	- 31.3%	46	42	- 8.7%
Closed Sales	9	11	+ 22.2%	33	35	+ 6.1%
Median Sales Price*	\$379,900	\$545,000	+ 43.5%	\$409,000	\$460,000	+ 12.5%
Inventory of Homes for Sale	25	19	- 24.0%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--
Cumulative Days on Market Until Sale	31	14	- 54.8%	43	34	- 20.9%
Percent of Original List Price Received*	97.5%	104.1%	+ 6.8%	97.1%	101.0%	+ 4.0%
New Listings	20	15	- 25.0%	62	54	- 12.9%

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

Condominium Properties	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	7	3	- 57.1%
Closed Sales	1	2	+ 100.0%	7	7	0.0%
Median Sales Price*	\$295,000	\$304,500	+ 3.2%	\$315,000	\$294,000	- 6.7%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	17	74	+ 335.3%	20	44	+ 120.0%
Percent of Original List Price Received*	101.0%	94.9%	- 6.0%	106.4%	97.2%	- 8.6%
New Listings	1	0	- 100.0%	7	3	- 57.1%

* 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

