

Belchertown

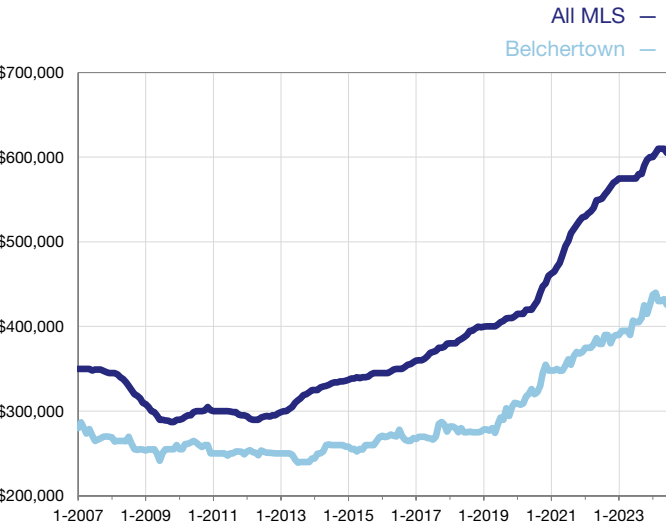
| Single-Family Properties | June | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 19 | 12 | - 36.8% | 65 | 52 | - 20.0% |
| Closed Sales | 16 | 9 | - 43.8% | 49 | 44 | - 10.2% |
| Median Sales Price* | \$505,950 | \$620,000 | + 22.5% | \$445,000 | \$480,500 | + 8.0% |
| Inventory of Homes for Sale | 22 | 14 | - 36.4% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.6 | - 15.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 39 | 36 | - 7.7% | 41 | 35 | - 14.6% |
| Percent of Original List Price Received* | 102.0% | 100.7% | - 1.3% | 98.7% | 101.0% | + 2.3% |
| New Listings | 18 | 9 | - 50.0% | 80 | 62 | - 22.5% |

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

| Condominium Properties | June | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 1 | 0 | - 100.0% | 8 | 3 | - 62.5% |
| Closed Sales | 1 | 0 | - 100.0% | 8 | 7 | - 12.5% |
| Median Sales Price* | \$410,000 | \$0 | - 100.0% | \$320,000 | \$294,000 | - 8.1% |
| Inventory of Homes for Sale | 1 | 3 | + 200.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 2.1 | + 250.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 48 | 0 | - 100.0% | 24 | 44 | + 83.3% |
| Percent of Original List Price Received* | 100.0% | 0.0% | - 100.0% | 105.6% | 97.2% | - 8.0% |
| New Listings | 0 | 1 | -- | 7 | 5 | - 28.6% |

* 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

