

# Belchertown

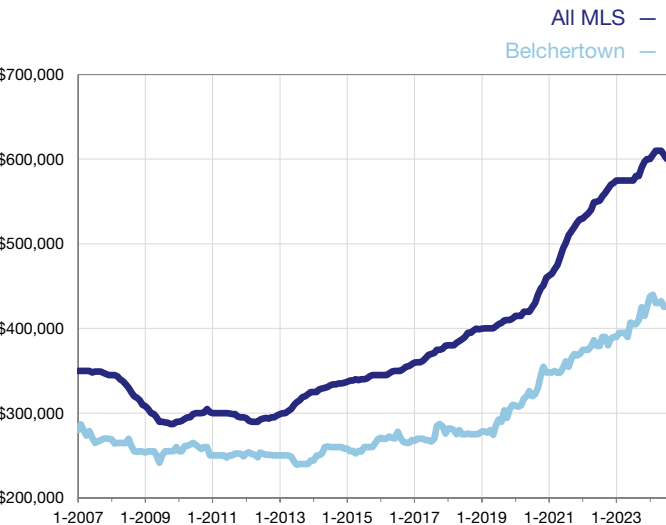
Single-Family Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	13	+ 44.4%	74	65	- 12.2%
Closed Sales	19	10	- 47.4%	68	54	- 20.6%
Median Sales Price*	\$405,000	\$472,000	+ 16.5%	\$442,500	\$480,000	+ 8.5%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	38	27	- 28.9%	40	33	- 17.5%
Percent of Original List Price Received*	102.0%	105.7%	+ 3.6%	99.6%	101.8%	+ 2.2%
New Listings	14	16	+ 14.3%	94	78	- 17.0%

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

Condominium Properties	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	9	7	- 22.2%
Closed Sales	0	0	--	8	7	- 12.5%
Median Sales Price*	\$0	\$0	--	\$320,000	\$294,000	- 8.1%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	24	44	+ 83.3%
Percent of Original List Price Received*	0.0%	0.0%	--	105.6%	97.2%	- 8.0%
New Listings	0	2	--	7	7	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

