

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	6	- 40.0%	95	77	- 18.9%
Closed Sales	8	9	+ 12.5%	90	74	- 17.8%
Median Sales Price*	\$399,950	\$517,500	+ 29.4%	\$430,000	\$490,000	+ 14.0%
Inventory of Homes for Sale	17	24	+ 41.2%	--	--	--
Months Supply of Inventory	1.6	2.9	+ 81.3%	--	--	--
Cumulative Days on Market Until Sale	43	48	+ 11.6%	39	35	- 10.3%
Percent of Original List Price Received*	103.6%	96.7%	- 6.7%	100.5%	101.0%	+ 0.5%
New Listings	14	15	+ 7.1%	115	105	- 8.7%

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

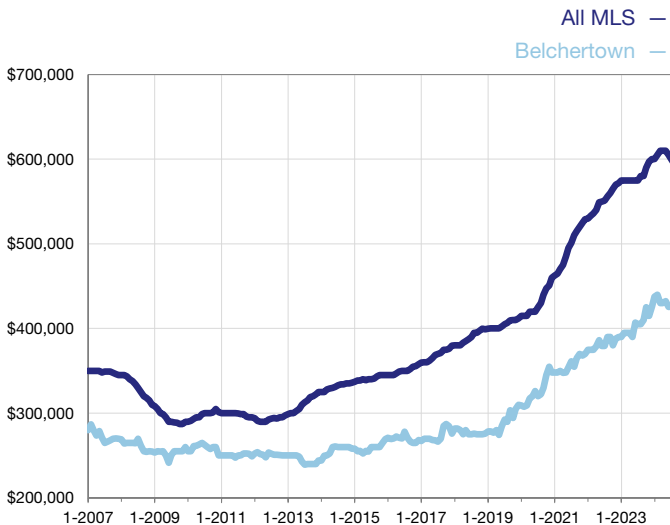
Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	10	8	- 20.0%
Closed Sales	1	2	+ 100.0%	12	12	0.0%
Median Sales Price*	\$481,000	\$159,000	- 66.9%	\$327,500	\$273,500	- 16.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	59	+ 293.3%	52	42	- 19.2%
Percent of Original List Price Received*	107.4%	95.0%	- 11.5%	104.1%	96.4%	- 7.4%
New Listings	1	0	- 100.0%	9	7	- 22.2%

* 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

