

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	12	0.0%	107	87	- 18.7%
Closed Sales	6	5	- 16.7%	96	79	- 17.7%
Median Sales Price*	\$437,500	<b>\$505,000</b>	+ 15.4%	\$432,500	<b>\$495,000</b>	+ 14.5%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--
Cumulative Days on Market Until Sale	30	25	- 16.7%	39	35	- 10.3%
Percent of Original List Price Received*	103.6%	<b>102.3%</b>	- 1.3%	100.7%	<b>101.1%</b>	+ 0.4%
New Listings	10	13	+ 30.0%	125	118	- 5.6%

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

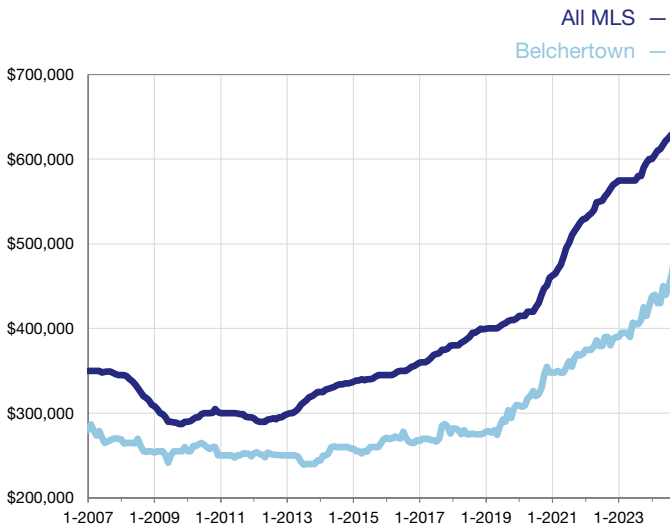
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	0	- 100.0%	11	8	- 27.3%
Closed Sales	0	0	--	12	12	0.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$327,500	<b>\$273,500</b>	- 16.5%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	52	42	- 19.2%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	104.1%	<b>96.4%</b>	- 7.4%
New Listings	2	1	- 50.0%	11	8	- 27.3%

\* 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

