

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

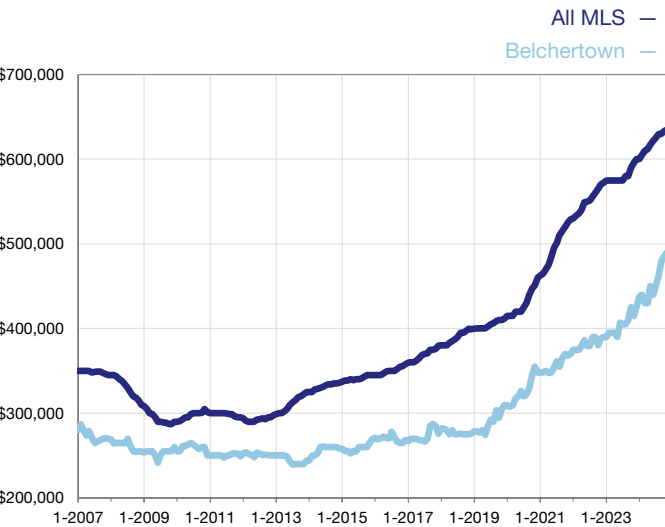
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	8	+ 14.3%	114	92	- 19.3%
Closed Sales	11	7	- 36.4%	107	86	- 19.6%
Median Sales Price*	\$395,000	\$410,000	+ 3.8%	\$426,000	\$491,250	+ 15.3%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	1.2	2.6	+ 116.7%	--	--	--
Cumulative Days on Market Until Sale	28	38	+ 35.7%	38	35	- 7.9%
Percent of Original List Price Received*	104.0%	100.3%	- 3.6%	101.0%	101.0%	0.0%
New Listings	5	8	+ 60.0%	130	125	- 3.8%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	12	9	- 25.0%
Closed Sales	1	0	- 100.0%	13	12	- 7.7%
Median Sales Price*	\$280,000	\$0	- 100.0%	\$325,000	\$273,500	- 15.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	48	42	- 12.5%
Percent of Original List Price Received*	105.7%	0.0%	- 100.0%	104.2%	96.4%	- 7.5%
New Listings	2	0	- 100.0%	13	8	- 38.5%

* 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

