

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

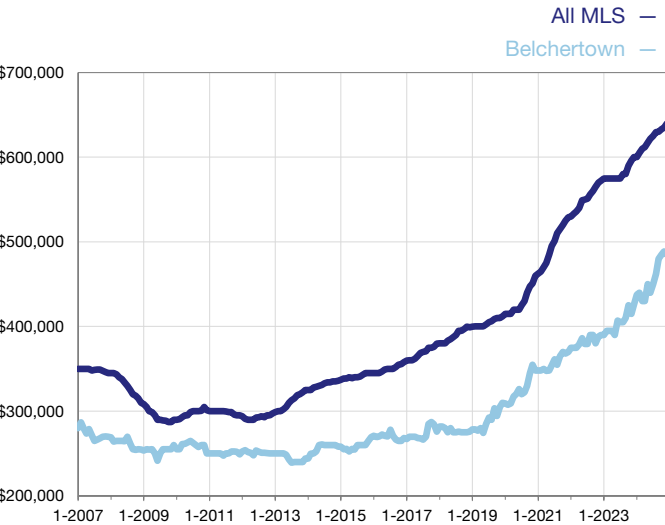
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	6	+ 20.0%	119	98	- 17.6%
Closed Sales	10	9	- 10.0%	117	95	- 18.8%
Median Sales Price*	\$457,500	\$375,000	- 18.0%	\$426,000	\$485,000	+ 13.8%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--
Cumulative Days on Market Until Sale	66	54	- 18.2%	40	37	- 7.5%
Percent of Original List Price Received*	100.4%	96.8%	- 3.6%	101.0%	100.6%	- 0.4%
New Listings	5	7	+ 40.0%	135	132	- 2.2%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	15	9	- 40.0%
Closed Sales	0	1	--	13	13	0.0%
Median Sales Price*	\$0	\$456,000	--	\$325,000	\$294,000	- 9.5%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	19	--	48	40	- 16.7%
Percent of Original List Price Received*	0.0%	102.7%	--	104.2%	96.9%	- 7.0%
New Listings	1	0	- 100.0%	14	8	- 42.9%

\* 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

