

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

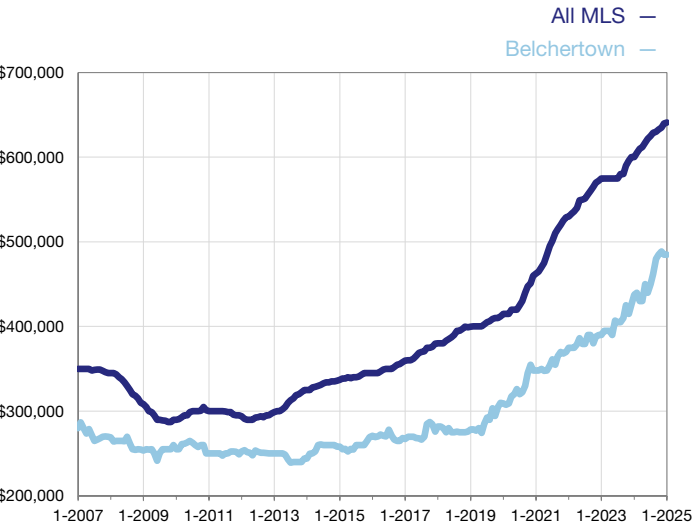
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	10	+ 150.0%	4	10	+ 150.0%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Median Sales Price*	\$500,000	\$388,700	- 22.3%	\$500,000	\$388,700	- 22.3%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.1	2.0	+ 81.8%	--	--	--
Cumulative Days on Market Until Sale	111	40	- 64.0%	111	40	- 64.0%
Percent of Original List Price Received*	94.9%	94.5%	- 0.4%	94.9%	94.5%	- 0.4%
New Listings	7	9	+ 28.6%	7	9	+ 28.6%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	0	1	--
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$315,250	\$0	- 100.0%	\$315,250	\$0	- 100.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	47	0	- 100.0%	47	0	- 100.0%
Percent of Original List Price Received*	94.7%	0.0%	- 100.0%	94.7%	0.0%	- 100.0%
New Listings	1	1	0.0%	1	1	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

