

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

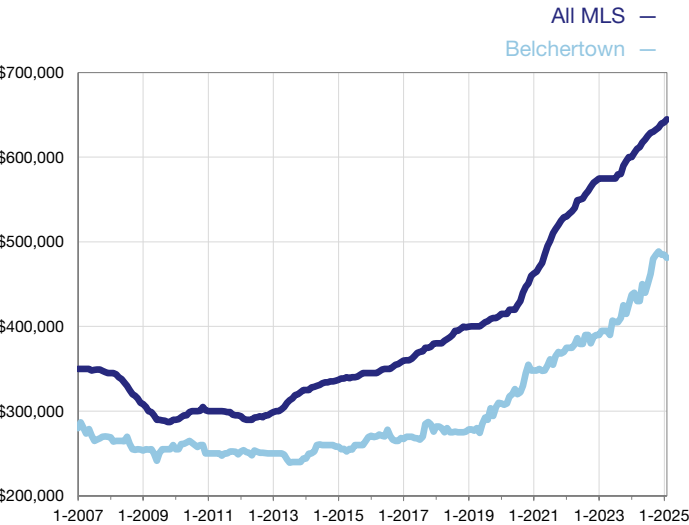
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	7	- 36.4%	15	16	+ 6.7%
Closed Sales	1	7	+ 600.0%	7	15	+ 114.3%
Median Sales Price*	\$542,000	\$475,000	- 12.4%	\$542,000	\$450,000	- 17.0%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	0.7	2.4	+ 242.9%	--	--	--
Cumulative Days on Market Until Sale	19	55	+ 189.5%	98	47	- 52.0%
Percent of Original List Price Received*	97.7%	96.3%	- 1.4%	95.3%	95.3%	0.0%
New Listings	8	9	+ 12.5%	15	18	+ 20.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	1	- 50.0%	4	1	- 75.0%
Median Sales Price*	\$290,000	\$310,000	+ 6.9%	\$290,000	\$310,000	+ 6.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	19	17	- 10.5%	33	17	- 48.5%
Percent of Original List Price Received*	100.0%	105.4%	+ 5.4%	97.3%	105.4%	+ 8.3%
New Listings	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

