

Belchertown

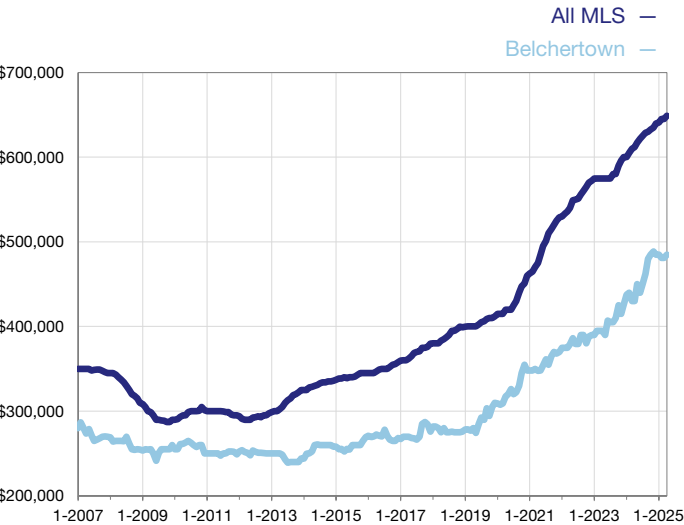
| Single-Family Properties | | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| Key Metrics | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 11 | 16 | + 45.5% | 31 | 43 | + 38.7% |
| Closed Sales | 10 | 11 | + 10.0% | 24 | 37 | + 54.2% |
| Median Sales Price* | \$443,575 | \$430,000 | - 3.1% | \$441,075 | \$430,000 | - 2.5% |
| Inventory of Homes for Sale | 15 | 17 | + 13.3% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.9 | + 26.7% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 24 | 41 | + 70.8% | 43 | 51 | + 18.6% |
| Percent of Original List Price Received* | 101.5% | 99.7% | - 1.8% | 99.6% | 98.0% | - 1.6% |
| New Listings | 10 | 19 | + 90.0% | 39 | 45 | + 15.4% |

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

| Condominium Properties | | | | Year to Date | | |
|--|-----------|------|----------|--------------|-----------|---------|
| Key Metrics | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Pending Sales | 0 | 2 | -- | 2 | 3 | + 50.0% |
| Closed Sales | 1 | 0 | - 100.0% | 5 | 1 | - 80.0% |
| Median Sales Price* | \$253,000 | \$0 | - 100.0% | \$253,000 | \$310,000 | + 22.5% |
| Inventory of Homes for Sale | 2 | 2 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.2 | - 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 27 | 0 | - 100.0% | 31 | 17 | - 45.2% |
| Percent of Original List Price Received* | 101.2% | 0.0% | - 100.0% | 98.1% | 105.4% | + 7.4% |
| New Listings | 2 | 3 | + 50.0% | 3 | 5 | + 66.7% |

* 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

