

Belchertown

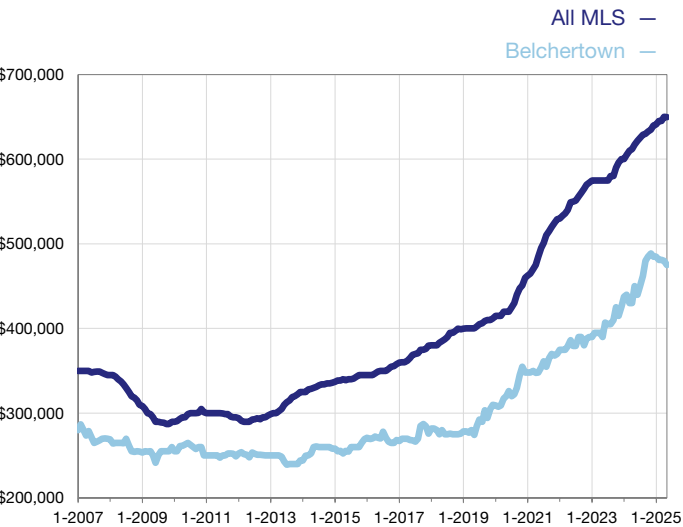
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	9	10	+ 11.1%	40	52	+ 30.0%
Closed Sales	11	12	+ 9.1%	35	49	+ 40.0%
Median Sales Price*	\$545,000	\$535,000	- 1.8%	\$460,000	\$450,000	- 2.2%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	14	28	+ 100.0%	34	45	+ 32.4%
Percent of Original List Price Received*	104.1%	105.2%	+ 1.1%	101.0%	99.8%	- 1.2%
New Listings	14	12	- 14.3%	53	57	+ 7.5%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	3	5	+ 66.7%
Closed Sales	2	1	- 50.0%	7	2	- 71.4%
Median Sales Price*	\$304,500	\$242,000	- 20.5%	\$294,000	\$276,000	- 6.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	74	21	- 71.6%	44	19	- 56.8%
Percent of Original List Price Received*	94.9%	105.7%	+ 11.4%	97.2%	105.6%	+ 8.6%
New Listings	1	1	0.0%	4	6	+ 50.0%

* 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

