

Belchertown

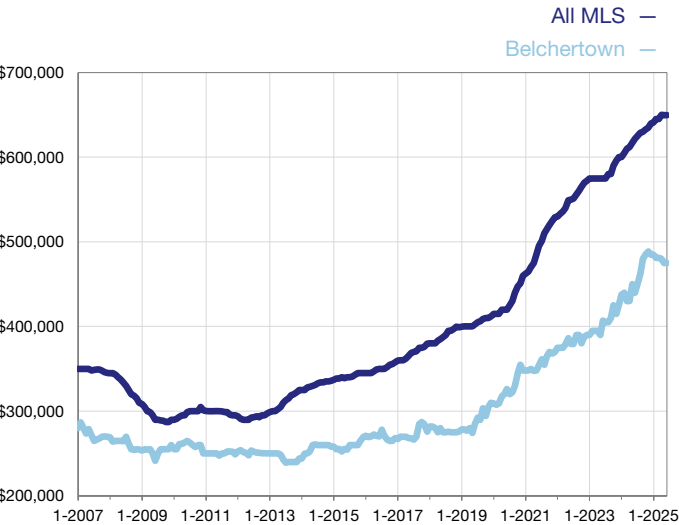
Single-Family Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	11	19	+ 72.7%	51	69	+ 35.3%
Closed Sales	9	10	+ 11.1%	44	59	+ 34.1%
Median Sales Price*	\$620,000	\$523,150	- 15.6%	\$480,500	\$465,000	- 3.2%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--
Cumulative Days on Market Until Sale	36	31	- 13.9%	35	43	+ 22.9%
Percent of Original List Price Received*	100.7%	107.5%	+ 6.8%	101.0%	101.1%	+ 0.1%
New Listings	9	20	+ 122.2%	62	77	+ 24.2%

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

Condominium Properties	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	1	--	3	6	+ 100.0%
Closed Sales	0	2	--	7	4	- 42.9%
Median Sales Price*	\$0	\$399,950	--	\$294,000	\$324,950	+ 10.5%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	0	7	--	44	13	- 70.5%
Percent of Original List Price Received*	0.0%	101.1%	--	97.2%	103.3%	+ 6.3%
New Listings	1	2	+ 100.0%	5	8	+ 60.0%

* 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

