

# Belchertown

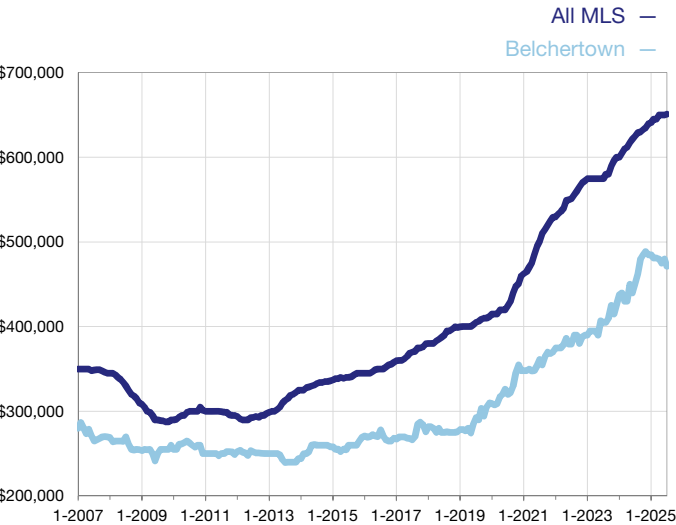
| Single-Family Properties                 | July      |           |         | Year to Date |           |         |
|--|-----------|-----------|---------|--------------|-----------|---------|
|  | 2024      | 2025      | + / -   | 2024         | 2025      | + / -   |
| Key Metrics                              |           |           |         |              |           |         |
| Pending Sales                            | 10        | 17        | + 70.0% | 61           | 82        | + 34.4% |
| Closed Sales                             | 10        | 13        | + 30.0% | 54           | 73        | + 35.2% |
| Median Sales Price*                      | \$472,000 | \$435,000 | - 7.8%  | \$480,000    | \$460,000 | - 4.2%  |
| Inventory of Homes for Sale              | 19        | 20        | + 5.3%  | --           | --        | --      |
| Months Supply of Inventory               | 2.2       | 2.0       | - 9.1%  | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 27        | 29        | + 7.4%  | 33           | 40        | + 21.2% |
| Percent of Original List Price Received* | 105.7%    | 103.2%    | - 2.4%  | 101.8%       | 101.3%    | - 0.5%  |
| New Listings                             | 15        | 14        | - 6.7%  | 77           | 90        | + 16.9% |

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

| Condominium Properties                   | July |           |         | Year to Date |           |         |
|--|------|-----------|---------|--------------|-----------|---------|
|  | 2024 | 2025      | + / -   | 2024         | 2025      | + / -   |
| Key Metrics                              |      |           |         |              |           |         |
| Pending Sales                            | 4    | 1         | - 75.0% | 7            | 7         | 0.0%    |
| Closed Sales                             | 0    | 1         | --      | 7            | 5         | - 28.6% |
| Median Sales Price*                      | \$0  | \$450,000 | --      | \$294,000    | \$339,900 | + 15.6% |
| Inventory of Homes for Sale              | 1    | 1         | 0.0%    | --           | --        | --      |
| Months Supply of Inventory               | 0.5  | 0.8       | + 60.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 0    | 23        | --      | 44           | 15        | - 65.9% |
| Percent of Original List Price Received* | 0.0% | 100.0%    | --      | 97.2%        | 102.7%    | + 5.7%  |
| New Listings                             | 2    | 2         | 0.0%    | 7            | 9         | + 28.6% |

\* 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

