

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	5	5	0.0%	97	122	+ 25.8%
Closed Sales	9	14	+ 55.6%	95	127	+ 33.7%
Median Sales Price*	\$375,000	\$462,500	+ 23.3%	\$485,000	\$465,000	- 4.1%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	54	31	- 42.6%	37	42	+ 13.5%
Percent of Original List Price Received*	96.8%	101.5%	+ 4.9%	100.6%	100.5%	- 0.1%
New Listings	7	12	+ 71.4%	131	147	+ 12.2%

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

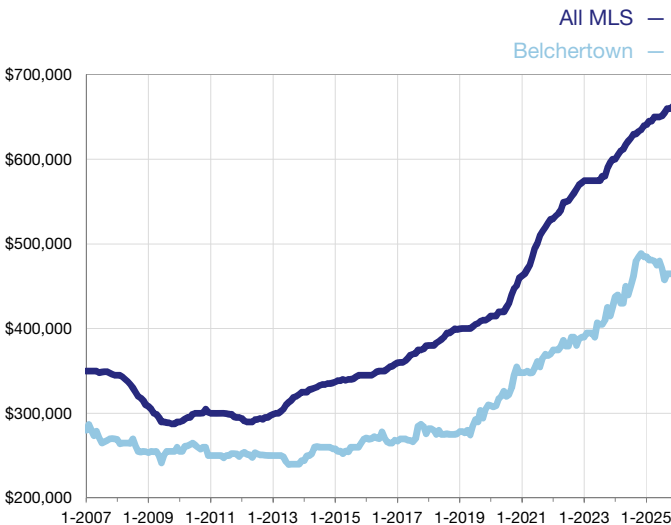
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	9	12	+ 33.3%
Closed Sales	1	2	+ 100.0%	13	12	- 7.7%
Median Sales Price*	\$456,000	\$444,000	- 2.6%	\$294,000	\$388,000	+ 32.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.8	--	--	--	--
Cumulative Days on Market Until Sale	19	42	+ 121.1%	40	26	- 35.0%
Percent of Original List Price Received*	102.7%	97.6%	- 5.0%	96.9%	100.1%	+ 3.3%
New Listings	0	0	--	8	15	+ 87.5%

* 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

