

# Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	7	+ 16.7%	15	15	0.0%
Closed Sales	7	8	+ 14.3%	15	14	- 6.7%
Median Sales Price*	\$475,000	<b>\$375,000</b>	- 21.1%	\$450,000	<b>\$427,000</b>	- 5.1%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	2.8	1.6	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	55	58	+ 5.5%	47	47	0.0%
Percent of Original List Price Received*	96.3%	<b>102.5%</b>	+ 6.4%	95.3%	<b>103.9%</b>	+ 9.0%
New Listings	9	8	- 11.1%	18	14	- 22.2%

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

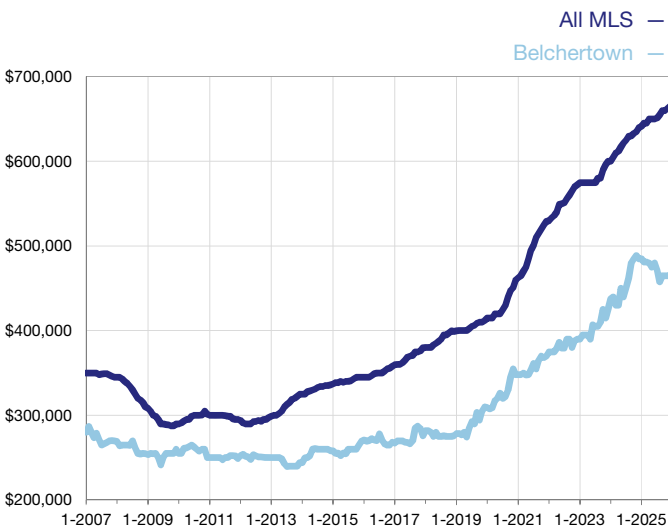
### Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$310,000	<b>\$0</b>	- 100.0%	\$310,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	17	0	- 100.0%	17	0	- 100.0%
Percent of Original List Price Received*	105.4%	<b>0.0%</b>	- 100.0%	105.4%	<b>0.0%</b>	- 100.0%
New Listings	0	1	--	1	1	0.0%

\* 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

