

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	12	15	+ 25.0%	27	29	+ 7.4%
Closed Sales	11	9	- 18.2%	26	23	- 11.5%
Median Sales Price*	\$410,000	\$425,000	+ 3.7%	\$440,000	\$425,000	- 3.4%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	65	83	+ 27.7%	55	61	+ 10.9%
Percent of Original List Price Received*	100.1%	94.7%	- 5.4%	97.3%	100.3%	+ 3.1%
New Listings	8	18	+ 125.0%	26	30	+ 15.4%

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

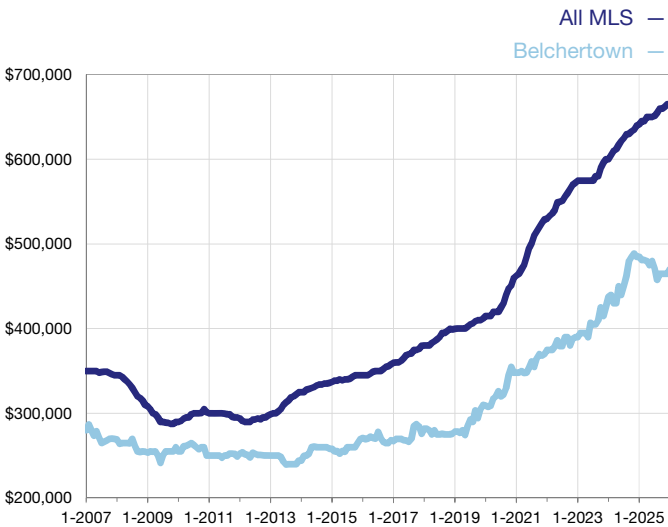
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$310,000	\$0	- 100.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.8	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	17	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	105.4%	0.0%	- 100.0%
New Listings	1	1	0.0%	2	2	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

