

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belchertown

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	15	+ 7.1%	41	40	- 2.4%
Closed Sales	11	6	- 45.5%	37	29	- 21.6%
Median Sales Price*	\$430,000	<b>\$482,500</b>	+ 12.2%	\$430,000	<b>\$427,500</b>	- 0.6%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	41	26	- 36.6%	51	54	+ 5.9%
Percent of Original List Price Received*	99.7%	<b>101.3%</b>	+ 1.6%	98.0%	<b>100.5%</b>	+ 2.6%
New Listings	17	12	- 29.4%	43	38	- 11.6%

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

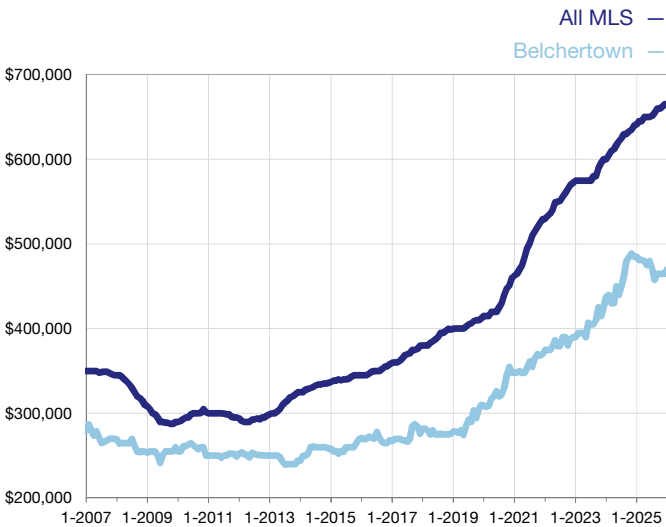
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	1	--	1	1	0.0%
Median Sales Price*	\$0	<b>\$285,000</b>	--	\$310,000	<b>\$285,000</b>	- 8.1%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	163	--	17	163	+ 858.8%
Percent of Original List Price Received*	0.0%	<b>98.3%</b>	--	105.4%	<b>98.3%</b>	- 6.7%
New Listings	3	0	- 100.0%	5	2	- 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

