

Belchertown

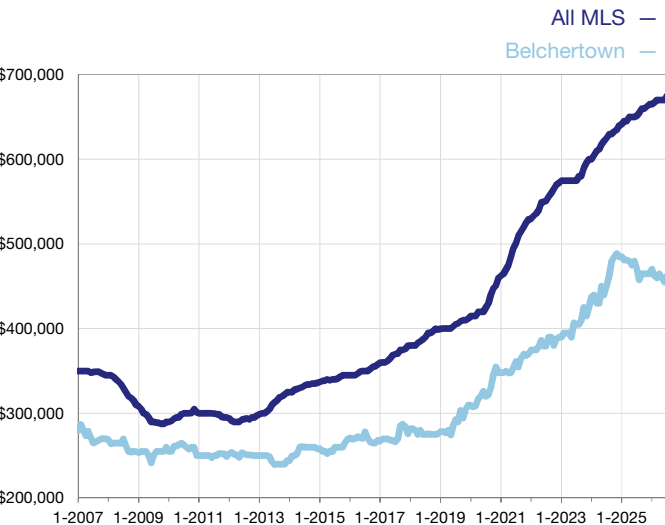
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	14	16	+ 14.3%	79	75	- 5.1%
Closed Sales	13	12	- 7.7%	73	64	- 12.3%
Median Sales Price*	\$435,000	\$476,944	+ 9.6%	\$460,000	\$440,000	- 4.3%
Inventory of Homes for Sale	24	34	+ 41.7%	--	--	--
Months Supply of Inventory	2.5	3.5	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	29	30	+ 3.4%	40	48	+ 20.0%
Percent of Original List Price Received*	103.2%	102.9%	- 0.3%	101.3%	100.3%	- 1.0%
New Listings	14	19	+ 35.7%	91	99	+ 8.8%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	7	5	- 28.6%
Closed Sales	1	2	+ 100.0%	5	4	- 20.0%
Median Sales Price*	\$450,000	\$340,000	- 24.4%	\$339,900	\$337,500	- 0.7%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.8	1.6	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	23	75	+ 226.1%	15	83	+ 453.3%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	102.7%	100.6%	- 2.0%
New Listings	2	1	- 50.0%	9	7	- 22.2%

* 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

