

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

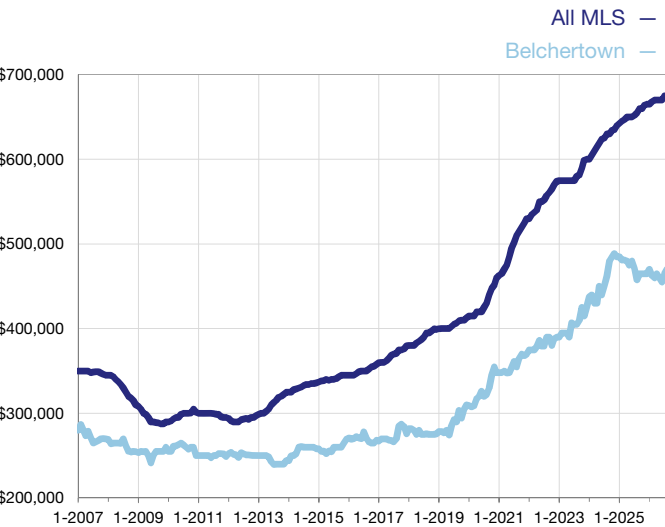
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	89	85	- 4.5%
Closed Sales	11	11	0.0%	84	76	- 9.5%
Median Sales Price*	\$425,000	\$518,000	+ 21.9%	\$455,000	\$458,000	+ 0.7%
Inventory of Homes for Sale	19	38	+ 100.0%	--	--	--
Months Supply of Inventory	2.0	3.9	+ 95.0%	--	--	--
Cumulative Days on Market Until Sale	31	47	+ 51.6%	39	47	+ 20.5%
Percent of Original List Price Received*	99.1%	95.5%	- 3.6%	101.1%	99.6%	- 1.5%
New Listings	7	20	+ 185.7%	98	117	+ 19.4%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	8	6	- 25.0%
Closed Sales	1	1	0.0%	6	5	- 16.7%
Median Sales Price*	\$285,000	\$505,000	+ 77.2%	\$324,950	\$390,000	+ 20.0%
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	55	8	- 85.5%	22	68	+ 209.1%
Percent of Original List Price Received*	92.0%	101.0%	+ 9.8%	100.9%	100.7%	- 0.2%
New Listings	1	1	0.0%	10	8	- 20.0%

* 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

