

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belchertown

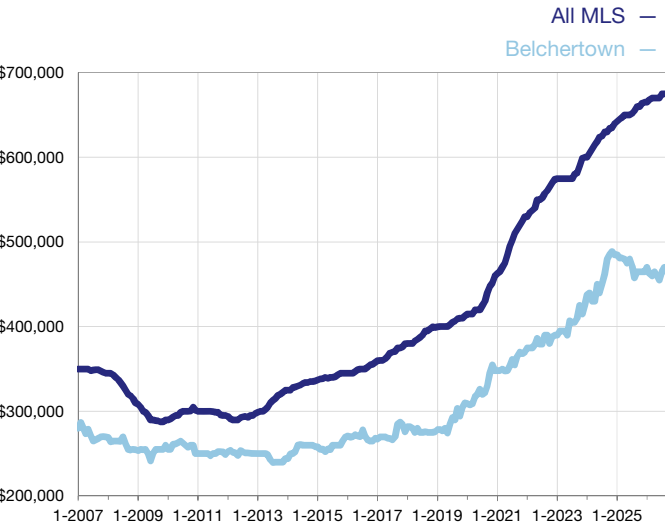
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	10	0.0%	99	95	- 4.0%
Closed Sales	12	10	- 16.7%	96	86	- 10.4%
Median Sales Price*	\$492,000	\$436,000	- 11.4%	\$465,000	\$450,500	- 3.1%
Inventory of Homes for Sale	18	43	+ 138.9%	--	--	--
Months Supply of Inventory	1.8	4.4	+ 144.4%	--	--	--
Cumulative Days on Market Until Sale	53	25	- 52.8%	41	45	+ 9.8%
Percent of Original List Price Received*	97.2%	98.0%	+ 0.8%	100.6%	99.4%	- 1.2%
New Listings	12	22	+ 83.3%	110	138	+ 25.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	9	7	- 22.2%
Closed Sales	2	1	- 50.0%	8	6	- 25.0%
Median Sales Price*	\$315,500	\$549,000	+ 74.0%	\$324,950	\$422,500	+ 30.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	19	- 29.6%	23	60	+ 160.9%
Percent of Original List Price Received*	98.1%	100.0%	+ 1.9%	100.2%	100.6%	+ 0.4%
New Listings	2	0	- 100.0%	12	8	- 33.3%

* 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

