Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Belchertown

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**12**	+ 33.3%	108	**105**	- 2.8%
Closed Sales	10	**16**	+ 60.0%	106	**102**	- 3.8%
Median Sales Price*	$552,000	**$489,500**	- 11.3%	$471,250	**$467,500**	- 0.8%
Inventory of Homes for Sale	24	**41**	+ 70.8%	--	--	--
Months Supply of Inventory	2.4	**4.1**	+ 70.8%	--	--	--
Cumulative Days on Market Until Sale	54	**46**	- 14.8%	42	**45**	+ 7.1%
Percent of Original List Price Received*	100.2%	**96.1%**	- 4.1%	100.5%	**98.9%**	- 1.6%
New Listings	18	**13**	- 27.8%	128	**151**	+ 18.0%

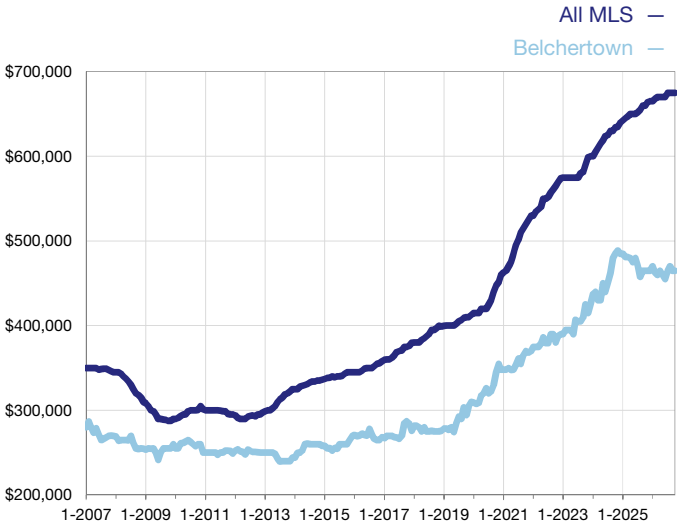
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

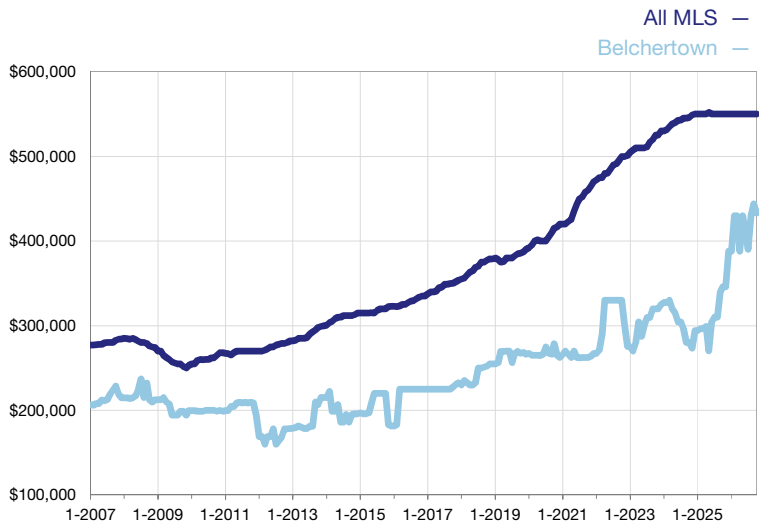
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	1	**1**	0.0%	10	**8**	- 20.0%
Closed Sales	2	**1**	- 50.0%	10	**7**	- 30.0%
Median Sales Price*	$457,500	**$340,000**	- 25.7%	$342,950	**$390,000**	+ 13.7%
Inventory of Homes for Sale	4	**1**	- 75.0%	--	--	--
Months Supply of Inventory	3.3	**0.8**	- 75.8%	--	--	--
Cumulative Days on Market Until Sale	20	**50**	+ 150.0%	22	**59**	+ 168.2%
Percent of Original List Price Received*	102.2%	**90.7%**	- 11.3%	100.6%	**99.1%**	- 1.5%
New Listings	3	**1**	- 66.7%	15	**9**	- 40.0%

* 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



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