

Local Market Update – September 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	17	18	+ 5.9%	117	127	+ 8.5%
Closed Sales	12	7	- 41.7%	107	116	+ 8.4%
Median Sales Price*	\$1,120,000	\$1,230,000	+ 9.8%	\$1,075,000	\$1,199,500	+ 11.6%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	1.2	1.4	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	30	41	+ 36.7%	40	24	- 40.0%
Percent of Original List Price Received*	100.3%	95.3%	- 5.0%	101.7%	104.6%	+ 2.9%
New Listings	16	28	+ 75.0%	123	149	+ 21.1%

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

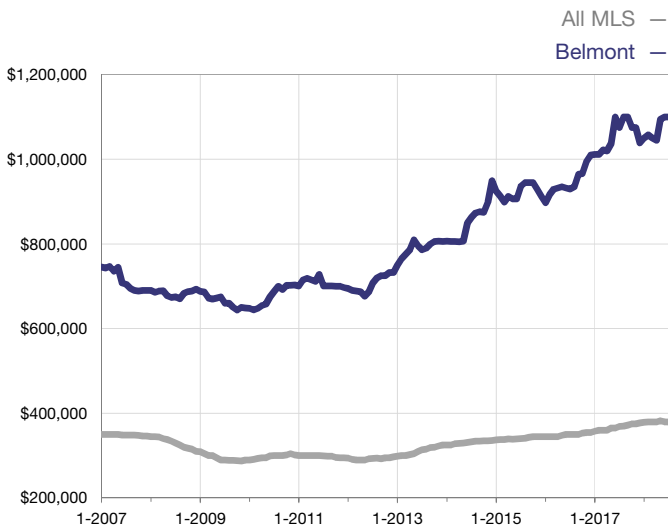
Condominium Properties

Key Metrics	September			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	3	14	+ 366.7%	60	67	+ 11.7%
Closed Sales	4	4	0.0%	57	59	+ 3.5%
Median Sales Price*	\$631,000	\$509,500	- 19.3%	\$605,000	\$673,000	+ 11.2%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--
Cumulative Days on Market Until Sale	38	18	- 52.6%	35	29	- 17.1%
Percent of Original List Price Received*	99.5%	103.0%	+ 3.5%	100.7%	102.4%	+ 1.7%
New Listings	7	20	+ 185.7%	68	85	+ 25.0%

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

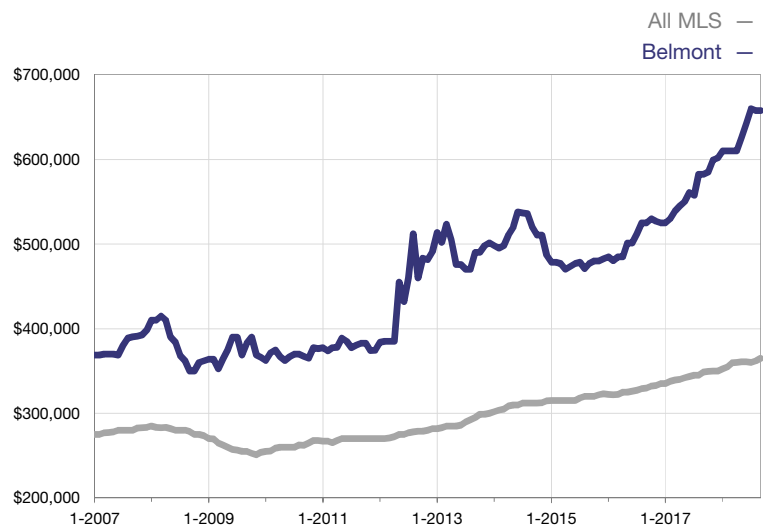
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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