

# Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

### Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	13	8	- 38.5%	148	145	- 2.0%
Closed Sales	13	18	+ 38.5%	136	129	- 5.1%
Median Sales Price*	\$1,275,000	\$1,270,000	- 0.4%	\$1,137,500	\$1,261,088	+ 10.9%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	64	23	- 64.1%	39	35	- 10.3%
Percent of Original List Price Received*	95.0%	102.0%	+ 7.4%	100.1%	99.5%	- 0.6%
New Listings	7	6	- 14.3%	179	177	- 1.1%

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

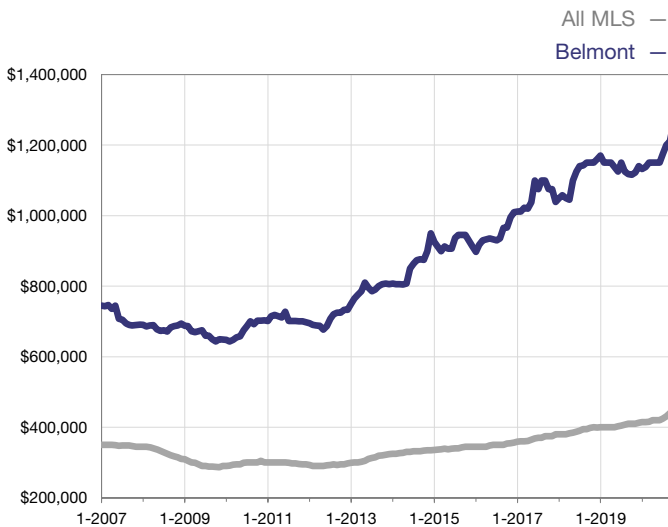
### Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	6	+ 20.0%	73	81	+ 11.0%
Closed Sales	5	7	+ 40.0%	62	77	+ 24.2%
Median Sales Price*	\$1,261,000	\$825,000	- 34.6%	\$680,000	\$699,000	+ 2.8%
Inventory of Homes for Sale	15	20	+ 33.3%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--
Cumulative Days on Market Until Sale	27	29	+ 7.4%	40	26	- 35.0%
Percent of Original List Price Received*	101.7%	99.2%	- 2.5%	100.0%	100.7%	+ 0.7%
New Listings	5	12	+ 140.0%	102	116	+ 13.7%

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

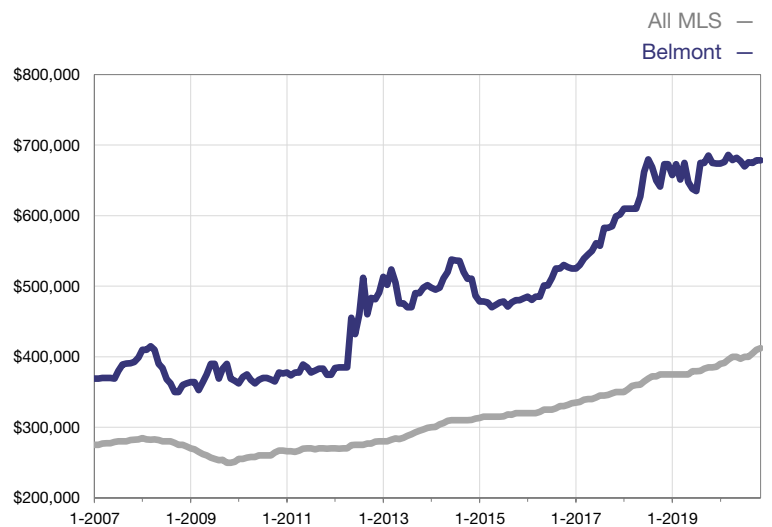
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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