

Local Market Update – December 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	7	+ 133.3%	148	175	+ 18.2%
Closed Sales	18	12	- 33.3%	147	172	+ 17.0%
Median Sales Price*	\$1,190,500	\$1,404,500	+ 18.0%	\$1,250,000	\$1,430,000	+ 14.4%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	26	16	- 38.5%	34	22	- 35.3%
Percent of Original List Price Received*	101.4%	109.3%	+ 7.8%	99.8%	106.0%	+ 6.2%
New Listings	1	4	+ 300.0%	176	191	+ 8.5%

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

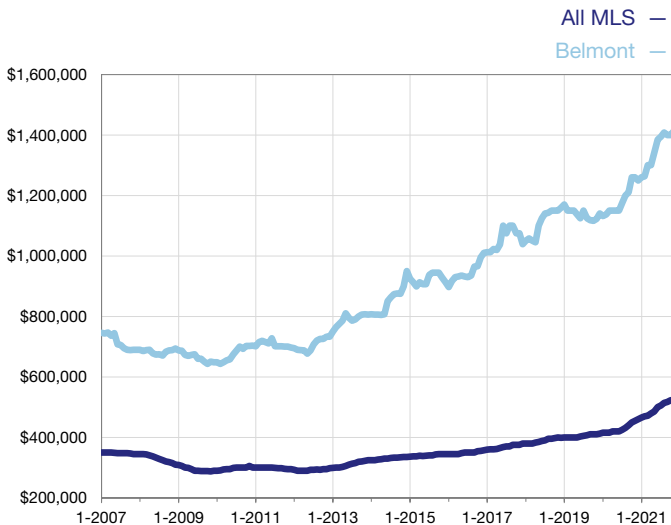
Condominium Properties

Key Metrics	December			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	2	5	+ 150.0%	83	128	+ 54.2%
Closed Sales	7	8	+ 14.3%	84	125	+ 48.8%
Median Sales Price*	\$649,000	\$572,000	- 11.9%	\$685,250	\$740,000	+ 8.0%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	2.3	0.2	- 91.3%	--	--	--
Cumulative Days on Market Until Sale	86	35	- 59.3%	31	30	- 3.2%
Percent of Original List Price Received*	96.1%	96.0%	- 0.1%	100.3%	101.6%	+ 1.3%
New Listings	0	2	--	118	138	+ 16.9%

* 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

