

# Local Market Update – May 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

### Single-Family Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	30	19	- 36.7%	79	66	- 16.5%
Closed Sales	20	17	- 15.0%	44	42	- 4.5%
Median Sales Price*	\$1,422,500	<b>\$1,675,000</b>	+ 17.8%	\$1,445,366	<b>\$1,510,000</b>	+ 4.5%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	0.8	0.9	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	18	47	+ 161.1%	42	35	- 16.7%
Percent of Original List Price Received*	110.0%	<b>106.6%</b>	- 3.1%	104.6%	<b>104.8%</b>	+ 0.2%
New Listings	28	19	- 32.1%	88	74	- 15.9%

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

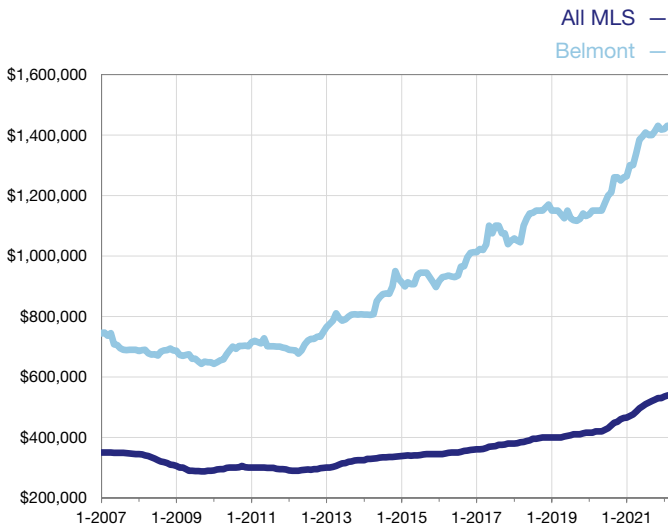
### Condominium Properties

Key Metrics	May			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	9	- 40.0%	65	38	- 41.5%
Closed Sales	15	12	- 20.0%	47	32	- 31.9%
Median Sales Price*	\$775,000	<b>\$836,000</b>	+ 7.9%	\$775,000	<b>\$757,500</b>	- 2.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.7	0.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	48	15	- 68.8%	43	26	- 39.5%
Percent of Original List Price Received*	101.5%	<b>109.1%</b>	+ 7.5%	99.9%	<b>106.0%</b>	+ 6.1%
New Listings	14	9	- 35.7%	64	44	- 31.3%

\* 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

