

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	6	- 14.3%	174	129	- 25.9%
Closed Sales	12	9	- 25.0%	172	133	- 22.7%
Median Sales Price*	\$1,404,500	\$1,235,000	- 12.1%	\$1,430,000	\$1,560,000	+ 9.1%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--
Cumulative Days on Market Until Sale	16	24	+ 50.0%	22	28	+ 27.3%
Percent of Original List Price Received*	109.3%	100.0%	- 8.5%	106.0%	103.7%	- 2.2%
New Listings	4	5	+ 25.0%	192	157	- 18.2%

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

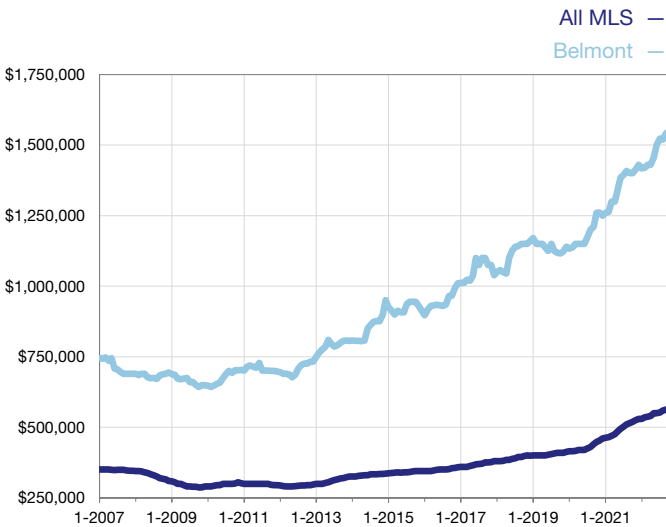
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	2	- 60.0%	126	79	- 37.3%
Closed Sales	8	7	- 12.5%	125	82	- 34.4%
Median Sales Price*	\$572,000	\$675,000	+ 18.0%	\$740,000	\$731,000	- 1.2%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.5	0.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	35	36	+ 2.9%	30	25	- 16.7%
Percent of Original List Price Received*	96.0%	97.6%	+ 1.7%	101.6%	103.8%	+ 2.2%
New Listings	2	1	- 50.0%	138	97	- 29.7%

* 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

