

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	6	10	+ 66.7%
Closed Sales	7	2	- 71.4%	7	2	- 71.4%
Median Sales Price*	\$890,000	\$1,132,500	+ 27.2%	\$890,000	\$1,132,500	+ 27.2%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	30	19	- 36.7%	30	19	- 36.7%
Percent of Original List Price Received*	101.0%	99.3%	- 1.7%	101.0%	99.3%	- 1.7%
New Listings	8	10	+ 25.0%	8	10	+ 25.0%

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

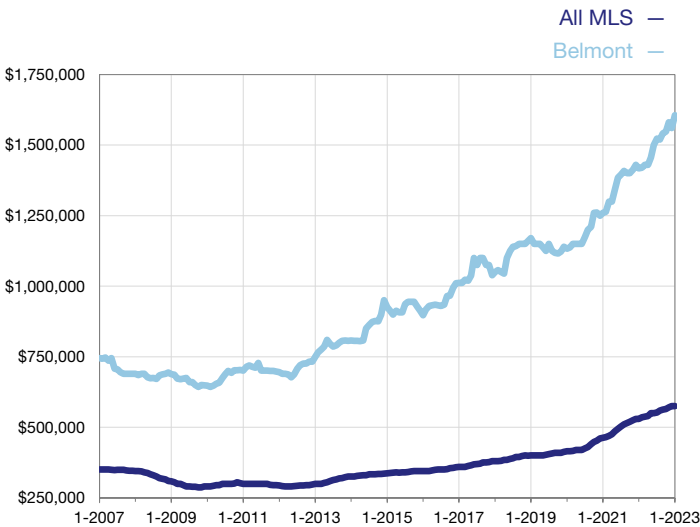
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	4	2	- 50.0%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$592,500	\$1,007,500	+ 70.0%	\$592,500	\$1,007,500	+ 70.0%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	47	41	- 12.8%	47	41	- 12.8%
Percent of Original List Price Received*	97.4%	97.3%	- 0.1%	97.4%	97.3%	- 0.1%
New Listings	5	4	- 20.0%	5	4	- 20.0%

\* 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

