

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	10	+ 42.9%	101	101	0.0%
Closed Sales	20	24	+ 20.0%	90	95	+ 5.6%
Median Sales Price*	\$1,180,000	\$1,150,000	- 2.5%	\$1,174,500	\$1,150,000	- 2.1%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	19	43	+ 126.3%	22	35	+ 59.1%
Percent of Original List Price Received*	108.6%	100.3%	- 7.6%	105.5%	100.7%	- 4.5%
New Listings	7	9	+ 28.6%	119	125	+ 5.0%

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

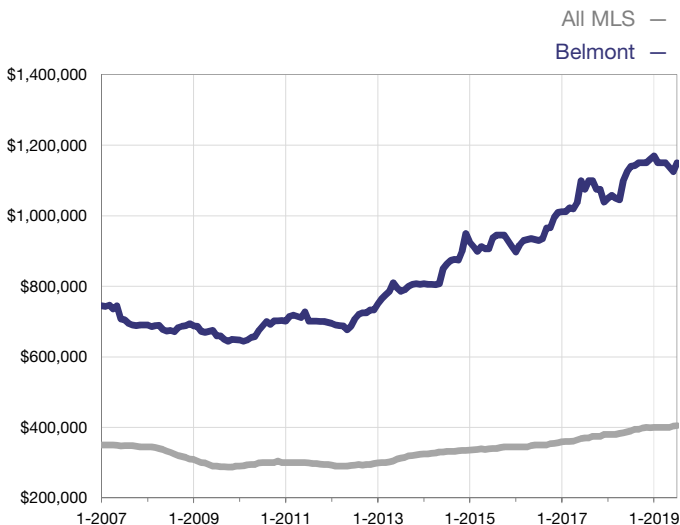
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	7	4	- 42.9%	49	44	- 10.2%
Closed Sales	10	11	+ 10.0%	46	35	- 23.9%
Median Sales Price*	\$722,500	\$685,000	- 5.2%	\$692,500	\$675,000	- 2.5%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	17	31	+ 82.4%	31	36	+ 16.1%
Percent of Original List Price Received*	103.9%	98.3%	- 5.4%	102.8%	100.5%	- 2.2%
New Listings	8	12	+ 50.0%	60	62	+ 3.3%

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

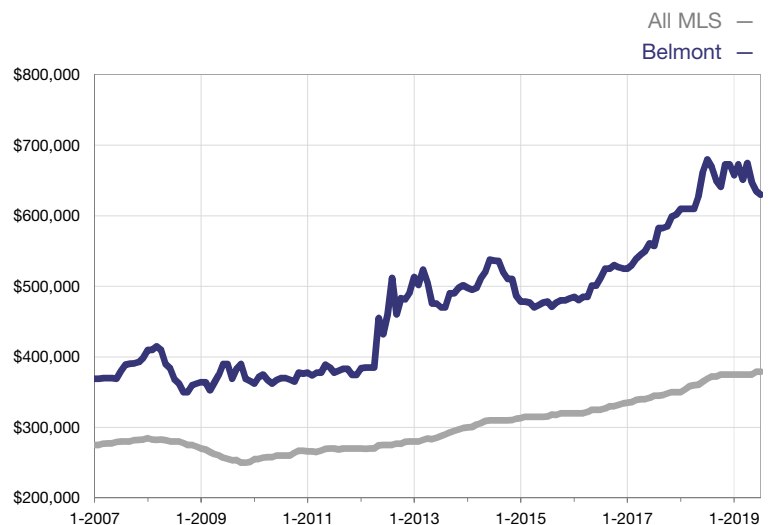
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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