

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	7	14	+ 100.0%	34	50	+ 47.1%
Closed Sales	7	8	+ 14.3%	26	23	- 11.5%
Median Sales Price*	\$1,006,500	\$1,518,000	+ 50.8%	\$1,133,750	\$1,475,000	+ 30.1%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	22	40	+ 81.8%	39	64	+ 64.1%
Percent of Original List Price Received*	97.8%	102.0%	+ 4.3%	99.5%	100.3%	+ 0.8%
New Listings	13	19	+ 46.2%	50	60	+ 20.0%

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

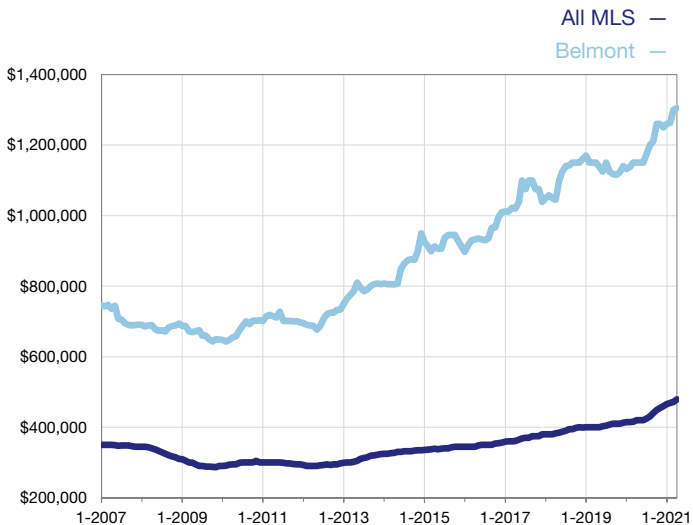
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	5	14	+ 180.0%	23	50	+ 117.4%
Closed Sales	9	10	+ 11.1%	21	31	+ 47.6%
Median Sales Price*	\$652,000	\$675,000	+ 3.5%	\$840,000	\$760,000	- 9.5%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--
Cumulative Days on Market Until Sale	17	47	+ 176.5%	30	42	+ 40.0%
Percent of Original List Price Received*	104.2%	100.4%	- 3.6%	101.0%	99.1%	- 1.9%
New Listings	3	19	+ 533.3%	26	50	+ 92.3%

* 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

