

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	31	+ 210.0%	44	81	+ 84.1%
Closed Sales	9	20	+ 122.2%	35	44	+ 25.7%
Median Sales Price*	\$1,376,000	\$1,422,500	+ 3.4%	\$1,155,000	\$1,445,366	+ 25.1%
Inventory of Homes for Sale	23	8	- 65.2%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	22	18	- 18.2%	34	42	+ 23.5%
Percent of Original List Price Received*	96.9%	110.0%	+ 13.5%	98.8%	104.6%	+ 5.9%
New Listings	15	27	+ 80.0%	65	87	+ 33.8%

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

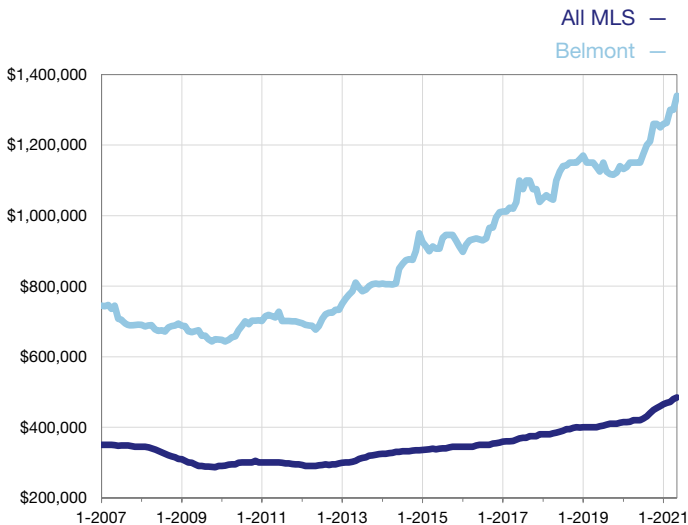
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	16	+ 77.8%	32	66	+ 106.3%
Closed Sales	6	15	+ 150.0%	27	47	+ 74.1%
Median Sales Price*	\$610,000	\$775,000	+ 27.0%	\$710,000	\$775,000	+ 9.2%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	16	48	+ 200.0%	27	43	+ 59.3%
Percent of Original List Price Received*	101.4%	101.5%	+ 0.1%	101.1%	99.9%	- 1.2%
New Listings	13	15	+ 15.4%	39	65	+ 66.7%

* 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

