

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	6	- 50.0%	167	123	- 26.3%
Closed Sales	21	9	- 57.1%	160	124	- 22.5%
Median Sales Price*	\$1,375,000	\$1,115,000	- 18.9%	\$1,434,000	\$1,605,350	+ 11.9%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	21	21	0.0%	23	29	+ 26.1%
Percent of Original List Price Received*	104.1%	99.1%	- 4.8%	105.8%	104.0%	- 1.7%
New Listings	8	5	- 37.5%	188	153	- 18.6%

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

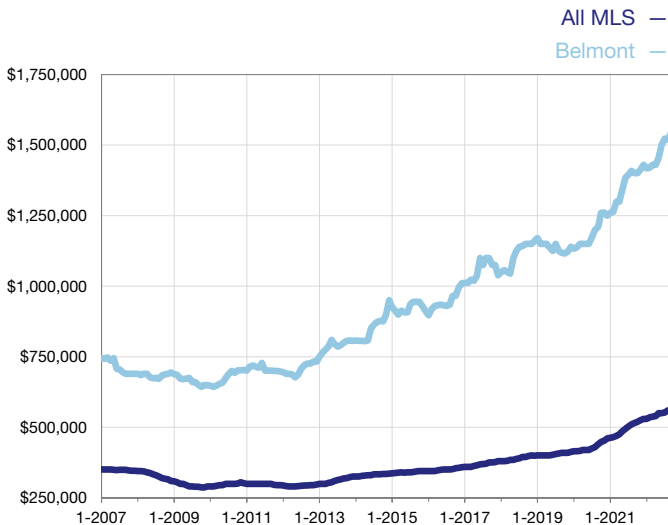
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	7	0.0%	121	77	- 36.4%
Closed Sales	7	5	- 28.6%	117	75	- 35.9%
Median Sales Price*	\$820,600	\$575,000	- 29.9%	\$775,000	\$750,000	- 3.2%
Inventory of Homes for Sale	14	8	- 42.9%	--	--	--
Months Supply of Inventory	1.3	1.2	- 7.7%	--	--	--
Cumulative Days on Market Until Sale	23	26	+ 13.0%	30	24	- 20.0%
Percent of Original List Price Received*	104.2%	94.2%	- 9.6%	102.0%	104.3%	+ 2.3%
New Listings	3	3	0.0%	136	96	- 29.4%

* 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

