

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	22	29	+ 31.8%
Closed Sales	9	10	+ 11.1%	21	20	- 4.8%
Median Sales Price*	\$1,825,000	\$1,561,000	- 14.5%	\$1,500,000	\$1,397,500	- 6.8%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	28	48	+ 71.4%	31	57	+ 83.9%
Percent of Original List Price Received*	104.2%	102.4%	- 1.7%	101.4%	99.0%	- 2.4%
New Listings	21	17	- 19.0%	32	33	+ 3.1%

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

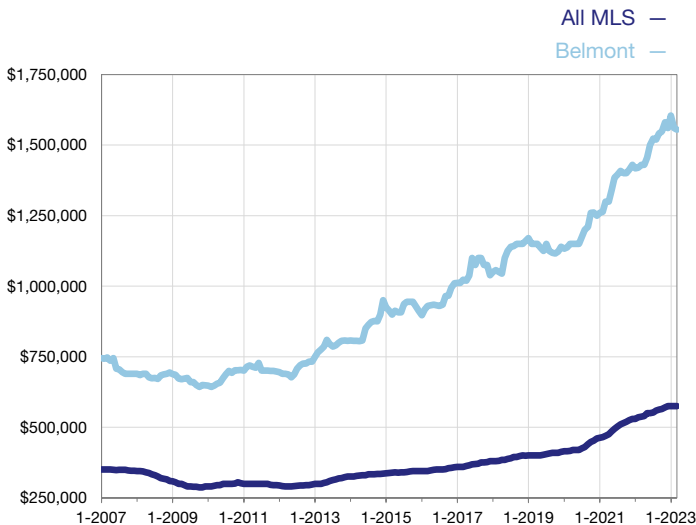
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	4	- 50.0%	16	10	- 37.5%
Closed Sales	4	3	- 25.0%	14	10	- 28.6%
Median Sales Price*	\$887,500	\$1,012,000	+ 14.0%	\$627,500	\$900,000	+ 43.4%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	27	10	- 63.0%	41	28	- 31.7%
Percent of Original List Price Received*	109.6%	105.6%	- 3.6%	101.8%	101.0%	- 0.8%
New Listings	16	8	- 50.0%	26	15	- 42.3%

* 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

