

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	17	- 26.1%	45	44	- 2.2%
Closed Sales	4	7	+ 75.0%	25	27	+ 8.0%
Median Sales Price*	\$1,805,000	\$1,579,000	- 12.5%	\$1,500,000	\$1,470,000	- 2.0%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--
Cumulative Days on Market Until Sale	11	20	+ 81.8%	28	47	+ 67.9%
Percent of Original List Price Received*	115.6%	105.9%	- 8.4%	103.6%	100.8%	- 2.7%
New Listings	23	19	- 17.4%	55	52	- 5.5%

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

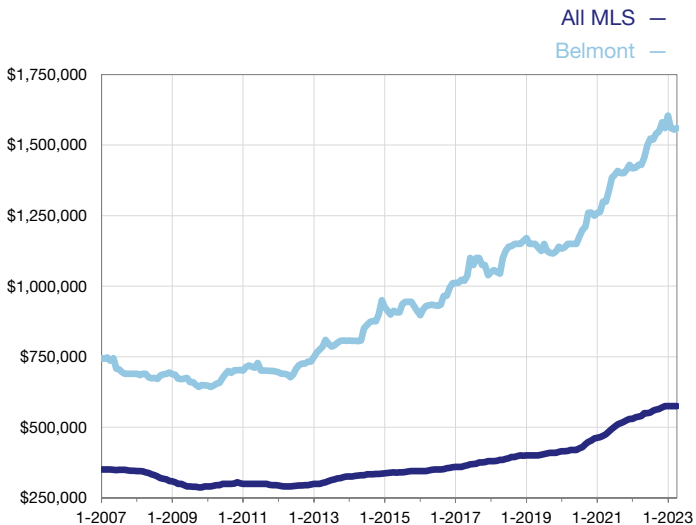
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	3	- 76.9%	29	13	- 55.2%
Closed Sales	6	5	- 16.7%	20	15	- 25.0%
Median Sales Price*	\$722,500	\$685,000	- 5.2%	\$662,500	\$843,000	+ 27.2%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	14	50	+ 257.1%	33	35	+ 6.1%
Percent of Original List Price Received*	109.4%	103.3%	- 5.6%	104.1%	101.7%	- 2.3%
New Listings	9	6	- 33.3%	35	21	- 40.0%

* 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

