

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	18	- 5.3%	82	81	- 1.2%
Closed Sales	23	23	0.0%	65	63	- 3.1%
Median Sales Price*	\$1,734,990	\$1,660,000	- 4.3%	\$1,660,000	\$1,550,000	- 6.6%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	1.9	1.5	- 21.1%	--	--	--
Cumulative Days on Market Until Sale	13	23	+ 76.9%	27	35	+ 29.6%
Percent of Original List Price Received*	109.0%	105.0%	- 3.7%	106.3%	103.6%	- 2.5%
New Listings	27	17	- 37.0%	101	86	- 14.9%

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

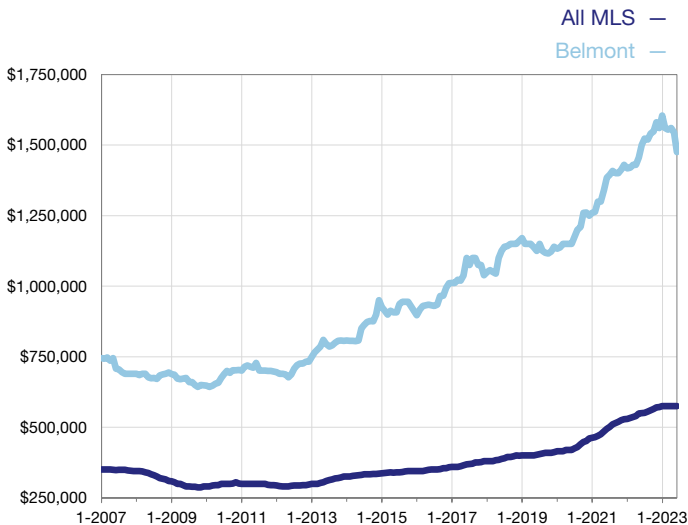
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	46	32	- 30.4%
Closed Sales	9	10	+ 11.1%	41	26	- 36.6%
Median Sales Price*	\$900,000	\$870,500	- 3.3%	\$765,000	\$854,000	+ 11.6%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	1.4	0.9	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	28	21	- 25.0%	26	29	+ 11.5%
Percent of Original List Price Received*	104.3%	100.1%	- 4.0%	105.6%	101.4%	- 4.0%
New Listings	12	7	- 41.7%	54	39	- 27.8%

* 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

