

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	6	- 14.3%	89	86	- 3.4%
Closed Sales	18	16	- 11.1%	83	79	- 4.8%
Median Sales Price*	\$1,800,000	<b>\$1,402,500</b>	- 22.1%	\$1,690,000	<b>\$1,475,000</b>	- 12.7%
Inventory of Homes for Sale	23	12	- 47.8%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	29	37	+ 27.6%	28	35	+ 25.0%
Percent of Original List Price Received*	105.2%	<b>100.2%</b>	- 4.8%	106.1%	<b>103.0%</b>	- 2.9%
New Listings	6	4	- 33.3%	107	90	- 15.9%

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

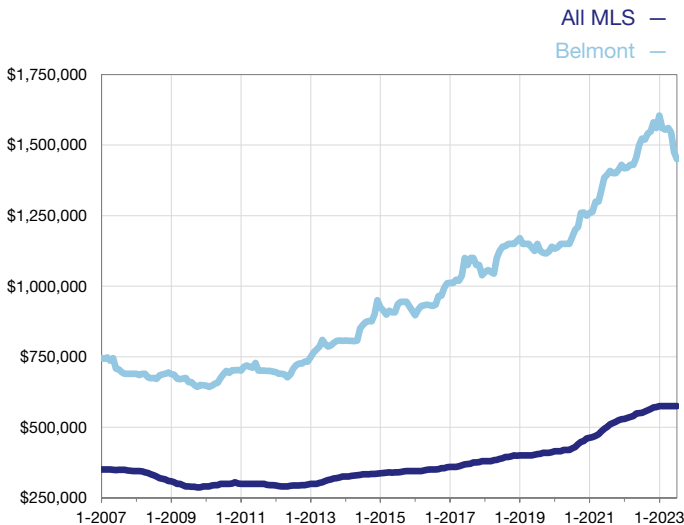
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	6	+ 20.0%	51	35	- 31.4%
Closed Sales	10	6	- 40.0%	51	32	- 37.3%
Median Sales Price*	\$675,000	<b>\$726,463</b>	+ 7.6%	\$750,000	<b>\$838,000</b>	+ 11.7%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	15	16	+ 6.7%	24	26	+ 8.3%
Percent of Original List Price Received*	105.0%	<b>105.4%</b>	+ 0.4%	105.5%	<b>102.2%</b>	- 3.1%
New Listings	11	3	- 72.7%	65	42	- 35.4%

\* 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

