

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	10	+ 25.0%	97	96	- 1.0%
Closed Sales	17	11	- 35.3%	100	90	- 10.0%
Median Sales Price*	\$1,800,000	\$1,650,000	- 8.3%	\$1,693,000	\$1,500,000	- 11.4%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	38	99	+ 160.5%	29	43	+ 48.3%
Percent of Original List Price Received*	98.2%	103.2%	+ 5.1%	104.7%	103.0%	- 1.6%
New Listings	6	12	+ 100.0%	113	103	- 8.8%

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

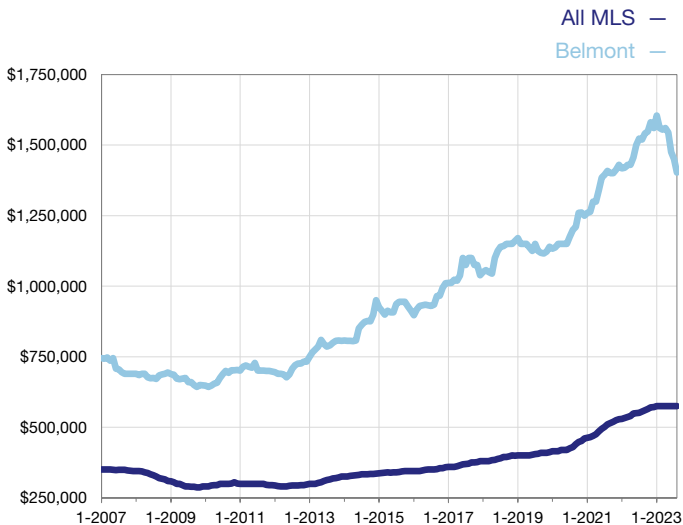
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	2	- 80.0%	61	36	- 41.0%
Closed Sales	7	7	0.0%	58	39	- 32.8%
Median Sales Price*	\$812,000	\$632,500	- 22.1%	\$757,500	\$807,000	+ 6.5%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	17	29	+ 70.6%	23	27	+ 17.4%
Percent of Original List Price Received*	104.0%	99.7%	- 4.1%	105.3%	101.7%	- 3.4%
New Listings	7	3	- 57.1%	72	45	- 37.5%

* 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

