

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	107	105	- 1.9%
Closed Sales	8	7	- 12.5%	108	97	- 10.2%
Median Sales Price*	\$1,412,500	\$1,512,000	+ 7.0%	\$1,672,500	\$1,500,000	- 10.3%
Inventory of Homes for Sale	25	18	- 28.0%	--	--	--
Months Supply of Inventory	2.1	1.7	- 19.0%	--	--	--
Cumulative Days on Market Until Sale	42	36	- 14.3%	30	43	+ 43.3%
Percent of Original List Price Received*	97.9%	100.7%	+ 2.9%	104.2%	102.8%	- 1.3%
New Listings	18	17	- 5.6%	131	119	- 9.2%

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

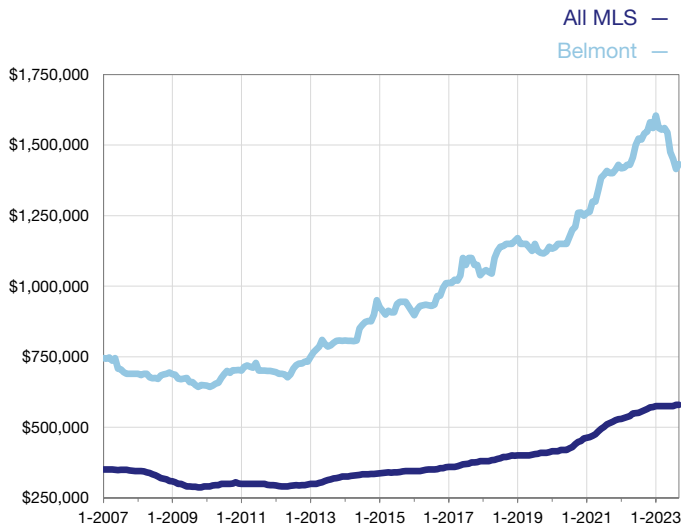
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	65	39	- 40.0%
Closed Sales	9	0	- 100.0%	67	39	- 41.8%
Median Sales Price*	\$760,000	\$0	- 100.0%	\$760,000	\$807,000	+ 6.2%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.7	2.9	+ 70.6%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	24	27	+ 12.5%
Percent of Original List Price Received*	103.8%	0.0%	- 100.0%	105.1%	101.7%	- 3.2%
New Listings	7	11	+ 57.1%	79	56	- 29.1%

\* 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

