

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	117	114	- 2.6%
Closed Sales	7	6	- 14.3%	115	104	- 9.6%
Median Sales Price*	\$1,320,000	\$1,345,000	+ 1.9%	\$1,650,000	\$1,487,500	- 9.8%
Inventory of Homes for Sale	23	18	- 21.7%	--	--	--
Months Supply of Inventory	2.0	1.7	- 15.0%	--	--	--
Cumulative Days on Market Until Sale	14	37	+ 164.3%	29	42	+ 44.8%
Percent of Original List Price Received*	106.8%	96.4%	- 9.7%	104.4%	102.4%	- 1.9%
New Listings	13	10	- 23.1%	144	129	- 10.4%

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

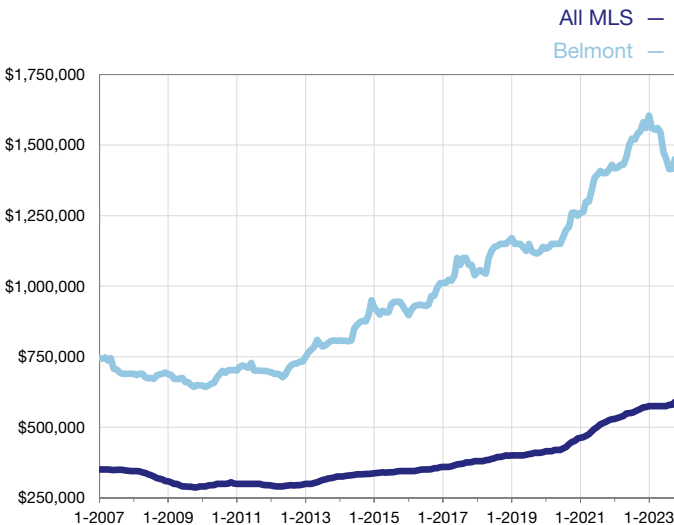
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	7	+ 40.0%	70	45	- 35.7%
Closed Sales	3	3	0.0%	70	42	- 40.0%
Median Sales Price*	\$717,000	\$737,000	+ 2.8%	\$755,000	\$794,000	+ 5.2%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--
Cumulative Days on Market Until Sale	24	25	+ 4.2%	24	27	+ 12.5%
Percent of Original List Price Received*	103.7%	99.6%	- 4.0%	105.0%	101.6%	- 3.2%
New Listings	10	6	- 40.0%	89	61	- 31.5%

* 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

