

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	8	+ 60.0%	122	121	- 0.8%
Closed Sales	9	10	+ 11.1%	124	114	- 8.1%
Median Sales Price*	\$1,115,000	\$1,770,000	+ 58.7%	\$1,605,350	\$1,506,000	- 6.2%
Inventory of Homes for Sale	22	6	- 72.7%	--	--	--
Months Supply of Inventory	2.0	0.6	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	21	53	+ 152.4%	29	43	+ 48.3%
Percent of Original List Price Received*	99.1%	95.3%	- 3.8%	104.0%	101.8%	- 2.1%
New Listings	5	2	- 60.0%	149	130	- 12.8%

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

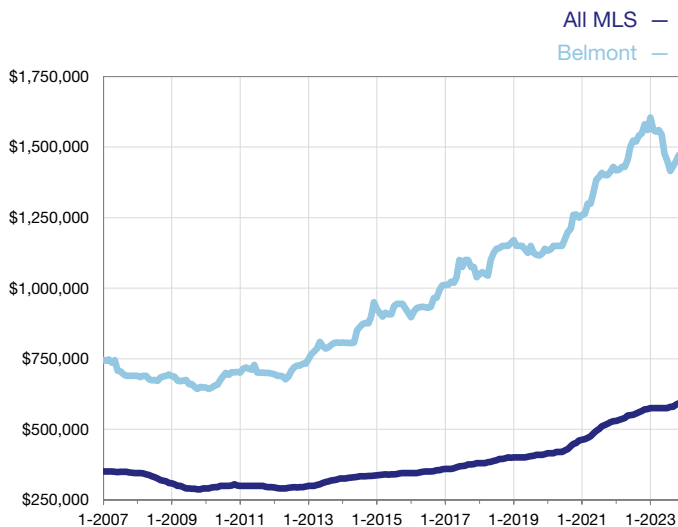
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	4	- 42.9%	77	49	- 36.4%
Closed Sales	5	6	+ 20.0%	75	48	- 36.0%
Median Sales Price*	\$575,000	\$790,000	+ 37.4%	\$750,000	\$793,000	+ 5.7%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--
Cumulative Days on Market Until Sale	26	30	+ 15.4%	24	27	+ 12.5%
Percent of Original List Price Received*	94.2%	97.6%	+ 3.6%	104.3%	101.1%	- 3.1%
New Listings	3	6	+ 100.0%	92	68	- 26.1%

* 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

