

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	127	123	- 3.1%
Closed Sales	9	9	0.0%	133	123	- 7.5%
Median Sales Price*	\$1,235,000	\$1,090,000	- 11.7%	\$1,560,000	\$1,500,000	- 3.8%
Inventory of Homes for Sale	16	1	- 93.8%	--	--	--
Months Supply of Inventory	1.5	0.1	- 93.3%	--	--	--
Cumulative Days on Market Until Sale	24	63	+ 162.5%	28	45	+ 60.7%
Percent of Original List Price Received*	100.0%	100.2%	+ 0.2%	103.7%	101.7%	- 1.9%
New Listings	5	2	- 60.0%	154	132	- 14.3%

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

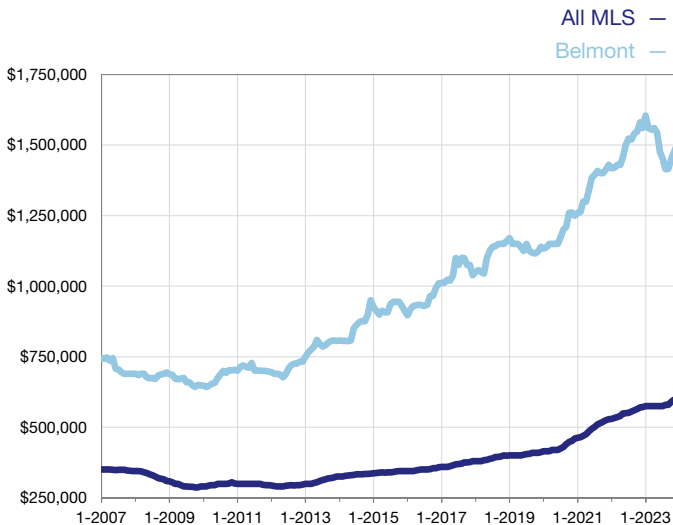
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	4	+ 100.0%	79	53	- 32.9%
Closed Sales	7	3	- 57.1%	82	51	- 37.8%
Median Sales Price*	\$675,000	\$585,000	- 13.3%	\$731,000	\$781,000	+ 6.8%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	36	47	+ 30.6%	25	28	+ 12.0%
Percent of Original List Price Received*	97.6%	97.3%	- 0.3%	103.8%	100.9%	- 2.8%
New Listings	1	2	+ 100.0%	93	70	- 24.7%

* 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

