

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

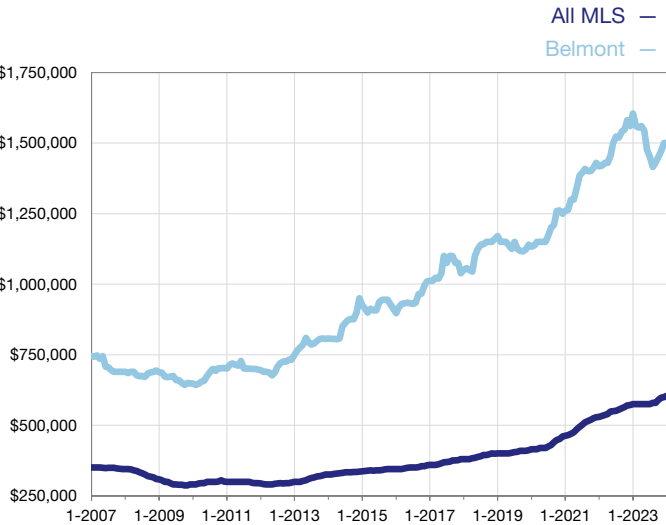
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	4	- 55.6%	9	4	- 55.6%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$1,132,500	\$1,700,000	+ 50.1%	\$1,132,500	\$1,700,000	+ 50.1%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.6	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	19	54	+ 184.2%	19	54	+ 184.2%
Percent of Original List Price Received*	99.3%	88.4%	- 11.0%	99.3%	88.4%	- 11.0%
New Listings	10	11	+ 10.0%	10	11	+ 10.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$1,007,500	\$965,000	- 4.2%	\$1,007,500	\$965,000	- 4.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--
Cumulative Days on Market Until Sale	41	13	- 68.3%	41	13	- 68.3%
Percent of Original List Price Received*	97.3%	103.6%	+ 6.5%	97.3%	103.6%	+ 6.5%
New Listings	4	8	+ 100.0%	4	8	+ 100.0%

* 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

