

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

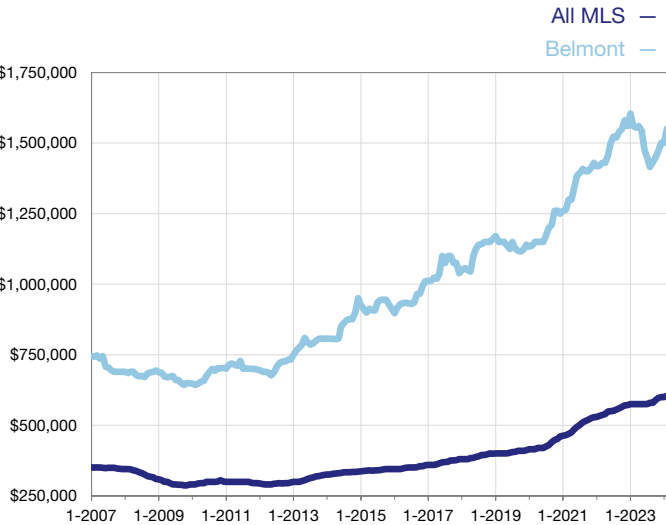
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	4	- 50.0%	17	8	- 52.9%
Closed Sales	8	4	- 50.0%	10	7	- 30.0%
Median Sales Price*	\$1,385,000	\$1,432,500	+ 3.4%	\$1,290,000	\$1,475,000	+ 14.3%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	78	6	- 92.3%	66	26	- 60.6%
Percent of Original List Price Received*	94.6%	113.6%	+ 20.1%	95.6%	102.8%	+ 7.5%
New Listings	6	11	+ 83.3%	16	22	+ 37.5%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	6	7	+ 16.7%
Closed Sales	3	5	+ 66.7%	7	8	+ 14.3%
Median Sales Price*	\$843,000	\$950,000	+ 12.7%	\$865,000	\$957,500	+ 10.7%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.6	2.2	+ 266.7%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.3%	36	25	- 30.6%
Percent of Original List Price Received*	101.3%	98.5%	- 2.8%	99.0%	100.4%	+ 1.4%
New Listings	3	8	+ 166.7%	7	16	+ 128.6%

* 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

