

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	10	12	+ 20.0%	27	20	- 25.9%
Closed Sales	10	7	- 30.0%	20	14	- 30.0%
Median Sales Price*	\$1,561,000	<b>\$1,450,000</b>	- 7.1%	\$1,397,500	<b>\$1,462,500</b>	+ 4.7%
Inventory of Homes for Sale	18	16	- 11.1%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--
Cumulative Days on Market Until Sale	48	13	- 72.9%	57	20	- 64.9%
Percent of Original List Price Received*	102.4%	<b>105.0%</b>	+ 2.5%	99.0%	<b>103.9%</b>	+ 4.9%
New Listings	17	15	- 11.8%	33	37	+ 12.1%

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

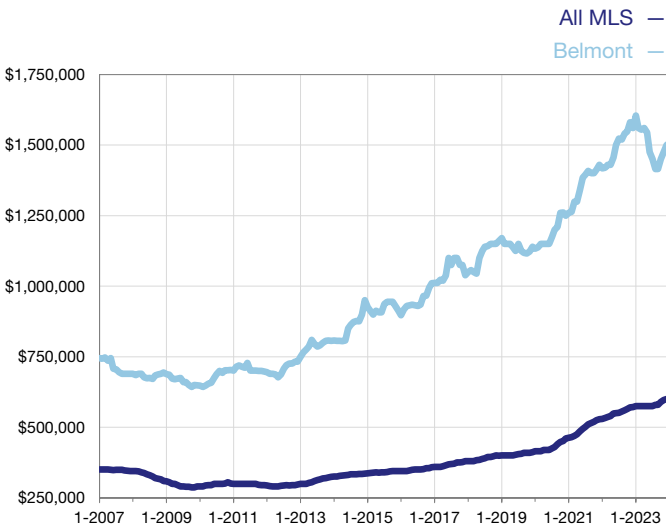
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	9	+ 125.0%	10	16	+ 60.0%
Closed Sales	3	6	+ 100.0%	10	14	+ 40.0%
Median Sales Price*	\$1,012,000	<b>\$822,500</b>	- 18.7%	\$900,000	<b>\$915,000</b>	+ 1.7%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	10	77	+ 670.0%	28	47	+ 67.9%
Percent of Original List Price Received*	105.6%	<b>101.7%</b>	- 3.7%	101.0%	<b>101.0%</b>	0.0%
New Listings	8	9	+ 12.5%	15	24	+ 60.0%

\* 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

