

Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	19	+ 5.6%	80	71	- 11.3%
Closed Sales	23	16	- 30.4%	63	55	- 12.7%
Median Sales Price*	\$1,660,000	\$1,447,500	- 12.8%	\$1,550,000	\$1,601,000	+ 3.3%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--
Cumulative Days on Market Until Sale	23	22	- 4.3%	35	25	- 28.6%
Percent of Original List Price Received*	105.0%	107.7%	+ 2.6%	103.6%	104.8%	+ 1.2%
New Listings	18	21	+ 16.7%	87	103	+ 18.4%

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

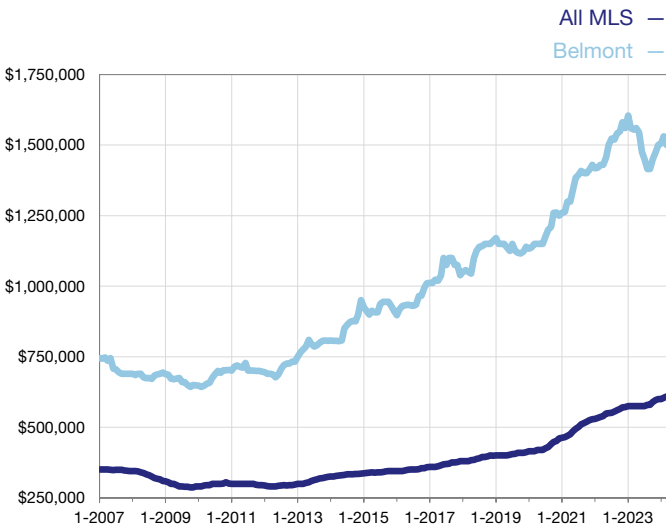
Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	11	+ 37.5%	29	45	+ 55.2%
Closed Sales	10	8	- 20.0%	26	37	+ 42.3%
Median Sales Price*	\$870,500	\$800,000	- 8.1%	\$854,000	\$1,050,000	+ 23.0%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	21	21	0.0%	29	34	+ 17.2%
Percent of Original List Price Received*	100.1%	107.0%	+ 6.9%	101.4%	103.3%	+ 1.9%
New Listings	7	12	+ 71.4%	39	55	+ 41.0%

* 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

