

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

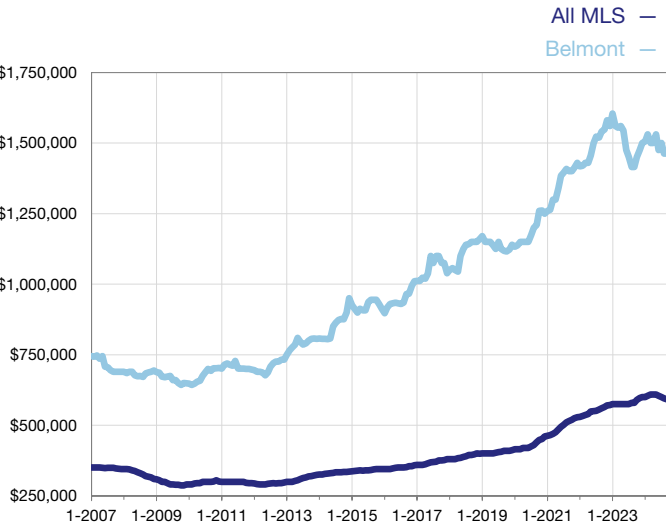
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	12	+ 33.3%	102	101	- 1.0%
Closed Sales	8	10	+ 25.0%	98	91	- 7.1%
Median Sales Price*	\$1,393,500	\$1,373,750	- 1.4%	\$1,500,000	\$1,560,000	+ 4.0%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--
Cumulative Days on Market Until Sale	36	33	- 8.3%	43	28	- 34.9%
Percent of Original List Price Received*	100.4%	96.7%	- 3.7%	102.8%	103.0%	+ 0.2%
New Listings	17	21	+ 23.5%	119	137	+ 15.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	8	+ 166.7%	38	61	+ 60.5%
Closed Sales	0	4	--	39	60	+ 53.8%
Median Sales Price*	\$0	\$985,006	--	\$807,000	\$970,000	+ 20.2%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	3.5	1.1	- 68.6%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	27	30	+ 11.1%
Percent of Original List Price Received*	0.0%	103.7%	--	101.7%	103.3%	+ 1.6%
New Listings	10	8	- 20.0%	55	73	+ 32.7%

\* 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

