

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	11	12	+ 9.1%	113	112	- 0.9%
Closed Sales	6	11	+ 83.3%	104	102	- 1.9%
Median Sales Price*	\$1,345,000	<b>\$1,699,900</b>	+ 26.4%	\$1,487,500	<b>\$1,587,000</b>	+ 6.7%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	37	31	- 16.2%	42	29	- 31.0%
Percent of Original List Price Received*	96.4%	<b>102.8%</b>	+ 6.6%	102.4%	<b>103.0%</b>	+ 0.6%
New Listings	9	13	+ 44.4%	128	149	+ 16.4%

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

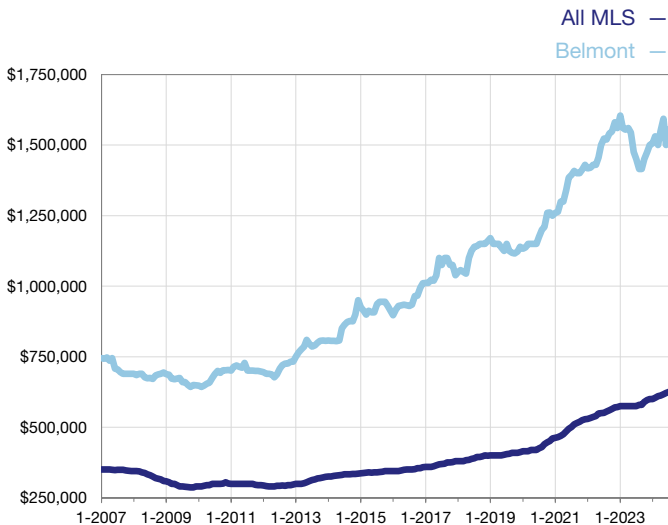
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	7	0.0%	45	67	+ 48.9%
Closed Sales	3	7	+ 133.3%	42	67	+ 59.5%
Median Sales Price*	\$737,000	<b>\$1,200,000</b>	+ 62.8%	\$794,000	<b>\$975,000</b>	+ 22.8%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	3.3	1.6	- 51.5%	--	--	--
Cumulative Days on Market Until Sale	25	32	+ 28.0%	27	30	+ 11.1%
Percent of Original List Price Received*	99.6%	<b>99.1%</b>	- 0.5%	101.6%	<b>102.9%</b>	+ 1.3%
New Listings	7	8	+ 14.3%	62	82	+ 32.3%

\* 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

