

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

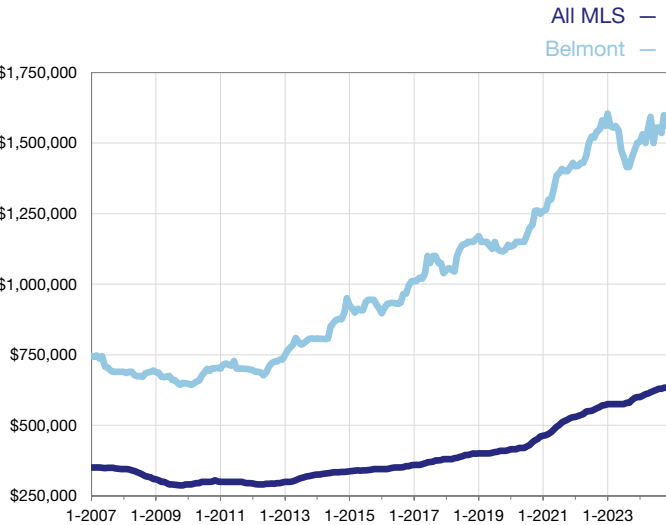
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	9	+ 12.5%	121	119	- 1.7%
Closed Sales	10	12	+ 20.0%	114	114	0.0%
Median Sales Price*	\$1,770,000	\$1,482,500	- 16.2%	\$1,506,000	\$1,567,500	+ 4.1%
Inventory of Homes for Sale	8	17	+ 112.5%	--	--	--
Months Supply of Inventory	0.8	1.7	+ 112.5%	--	--	--
Cumulative Days on Market Until Sale	53	53	0.0%	43	31	- 27.9%
Percent of Original List Price Received*	95.3%	94.4%	- 0.9%	101.8%	102.1%	+ 0.3%
New Listings	2	5	+ 150.0%	130	155	+ 19.2%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	49	72	+ 46.9%
Closed Sales	6	5	- 16.7%	48	72	+ 50.0%
Median Sales Price*	\$790,000	\$875,000	+ 10.8%	\$793,000	\$970,000	+ 22.3%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	4.0	1.7	- 57.5%	--	--	--
Cumulative Days on Market Until Sale	30	32	+ 6.7%	27	30	+ 11.1%
Percent of Original List Price Received*	97.6%	94.6%	- 3.1%	101.1%	102.3%	+ 1.2%
New Listings	6	6	0.0%	68	88	+ 29.4%

* 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

