

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

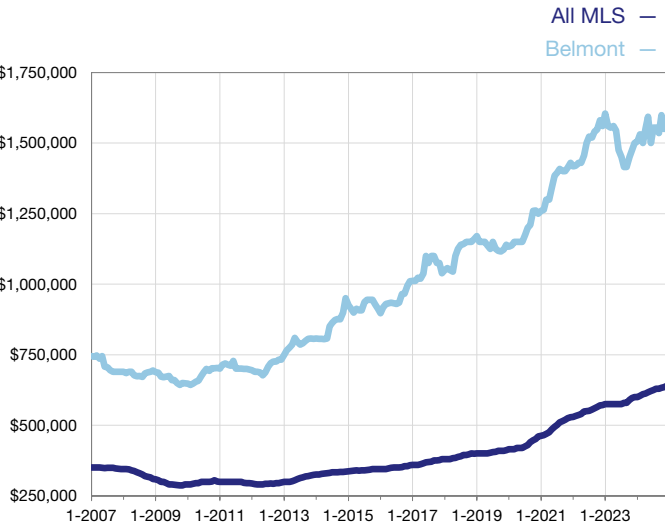
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	123	125	+ 1.6%
Closed Sales	9	8	- 11.1%	123	122	- 0.8%
Median Sales Price*	\$1,090,000	\$1,653,000	+ 51.7%	\$1,500,000	\$1,567,500	+ 4.5%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.2	0.8	+ 300.0%	--	--	--
Cumulative Days on Market Until Sale	63	34	- 46.0%	45	31	- 31.1%
Percent of Original List Price Received*	100.2%	103.1%	+ 2.9%	101.7%	102.1%	+ 0.4%
New Listings	2	2	0.0%	132	157	+ 18.9%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	53	74	+ 39.6%
Closed Sales	3	3	0.0%	51	75	+ 47.1%
Median Sales Price*	\$585,000	\$858,500	+ 46.8%	\$781,000	\$955,000	+ 22.3%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--
Cumulative Days on Market Until Sale	47	18	- 61.7%	28	30	+ 7.1%
Percent of Original List Price Received*	97.3%	101.3%	+ 4.1%	100.9%	102.2%	+ 1.3%
New Listings	2	4	+ 100.0%	70	92	+ 31.4%

\* 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

