

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Belmont

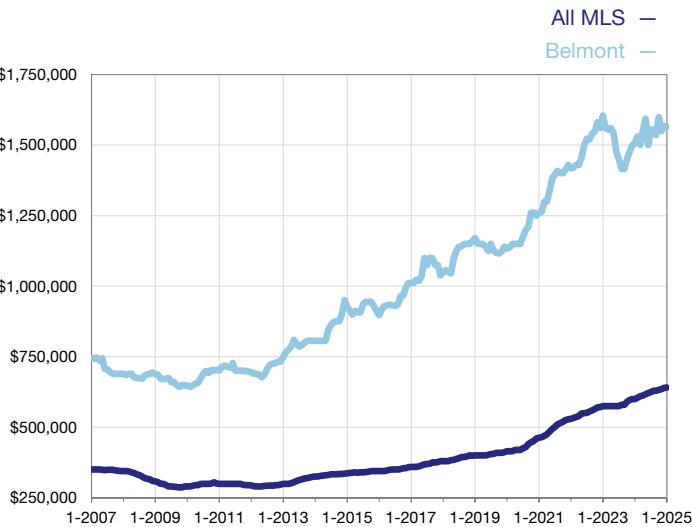
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$1,700,000	\$1,608,000	- 5.4%	\$1,700,000	\$1,608,000	- 5.4%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	54	34	- 37.0%	54	34	- 37.0%
Percent of Original List Price Received*	88.4%	97.6%	+ 10.4%	88.4%	97.6%	+ 10.4%
New Listings	11	3	- 72.7%	11	3	- 72.7%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	4	6	+ 50.0%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$965,000	\$1,122,000	+ 16.3%	\$965,000	\$1,122,000	+ 16.3%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	4.0	2.1	- 47.5%	--	--	--
Cumulative Days on Market Until Sale	13	56	+ 330.8%	13	56	+ 330.8%
Percent of Original List Price Received*	103.6%	99.4%	- 4.1%	103.6%	99.4%	- 4.1%
New Listings	8	2	- 75.0%	8	2	- 75.0%

\* 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

