

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

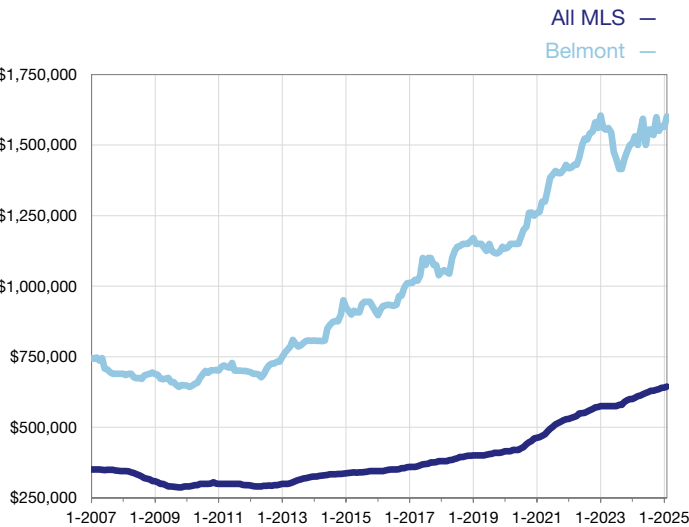
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	3	- 25.0%	8	8	0.0%
Closed Sales	4	6	+ 50.0%	7	12	+ 71.4%
Median Sales Price*	\$1,432,500	\$2,192,500	+ 53.1%	\$1,475,000	\$1,825,000	+ 23.7%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	1.6	0.7	- 56.3%	--	--	--
Cumulative Days on Market Until Sale	6	153	+ 2,450.0%	26	94	+ 261.5%
Percent of Original List Price Received*	113.6%	94.4%	- 16.9%	102.8%	96.0%	- 6.6%
New Listings	11	6	- 45.5%	22	9	- 59.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	3	0.0%	7	8	+ 14.3%
Closed Sales	5	1	- 80.0%	8	7	- 12.5%
Median Sales Price*	\$950,000	\$685,000	- 27.9%	\$957,500	\$984,000	+ 2.8%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	32	13	- 59.4%	25	50	+ 100.0%
Percent of Original List Price Received*	98.5%	103.9%	+ 5.5%	100.4%	100.0%	- 0.4%
New Listings	7	6	- 14.3%	15	8	- 46.7%

* 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

