

Local Market Update – April 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	15	20	+ 33.3%	34	36	+ 5.9%
Closed Sales	8	10	+ 25.0%	22	25	+ 13.6%
Median Sales Price*	\$1,752,500	\$1,715,000	- 2.1%	\$1,628,000	\$1,750,000	+ 7.5%
Inventory of Homes for Sale	20	16	- 20.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	44	27	- 38.6%	28	58	+ 107.1%
Percent of Original List Price Received*	102.1%	102.3%	+ 0.2%	103.2%	100.1%	- 3.0%
New Listings	19	19	0.0%	56	46	- 17.9%

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

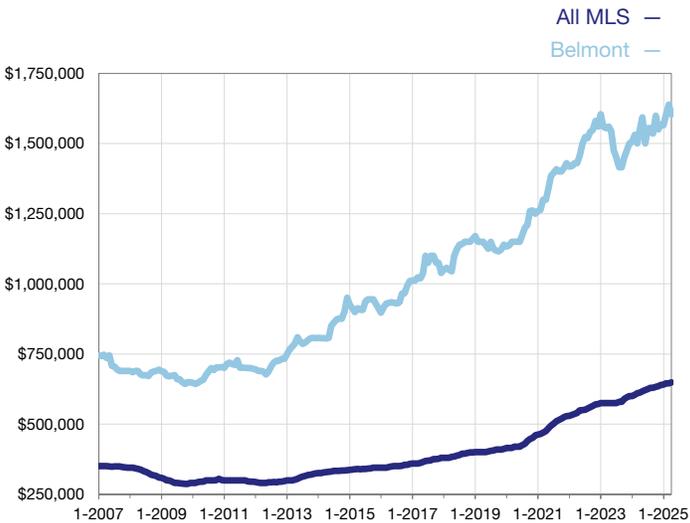
Condominium Properties

Key Metrics	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	9	- 35.7%	28	22	- 21.4%
Closed Sales	7	5	- 28.6%	21	15	- 28.6%
Median Sales Price*	\$994,000	\$860,000	- 13.5%	\$950,000	\$930,000	- 2.1%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	22	34	+ 54.5%	39	43	+ 10.3%
Percent of Original List Price Received*	100.8%	99.5%	- 1.3%	100.9%	100.0%	- 0.9%
New Listings	12	9	- 25.0%	36	23	- 36.1%

* 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

