

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	9	+ 50.0%	125	115	- 8.0%
Closed Sales	8	9	+ 12.5%	122	112	- 8.2%
Median Sales Price*	\$1,653,000	\$1,430,000	- 13.5%	\$1,567,500	\$1,749,500	+ 11.6%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.4	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	34	33	- 2.9%	31	35	+ 12.9%
Percent of Original List Price Received*	103.1%	96.5%	- 6.4%	102.1%	98.2%	- 3.8%
New Listings	2	3	+ 50.0%	158	129	- 18.4%

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

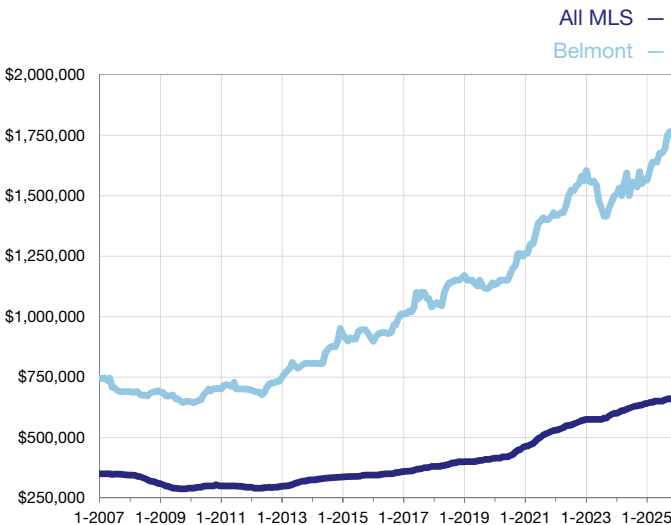
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	4	+ 33.3%	73	66	- 9.6%
Closed Sales	3	1	- 66.7%	75	67	- 10.7%
Median Sales Price*	\$858,500	\$1,125,000	+ 31.0%	\$955,000	\$930,000	- 2.6%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	18	176	+ 877.8%	30	39	+ 30.0%
Percent of Original List Price Received*	101.3%	77.6%	- 23.4%	102.2%	99.7%	- 2.4%
New Listings	3	3	0.0%	91	79	- 13.2%

* 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

