

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	5	+ 66.7%	8	9	+ 12.5%
Closed Sales	6	4	- 33.3%	12	11	- 8.3%
Median Sales Price*	\$2,192,500	\$1,785,000	- 18.6%	\$1,825,000	\$1,600,000	- 12.3%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	153	35	- 77.1%	94	65	- 30.9%
Percent of Original List Price Received*	94.4%	98.2%	+ 4.0%	96.0%	99.7%	+ 3.9%
New Listings	6	5	- 16.7%	9	14	+ 55.6%

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

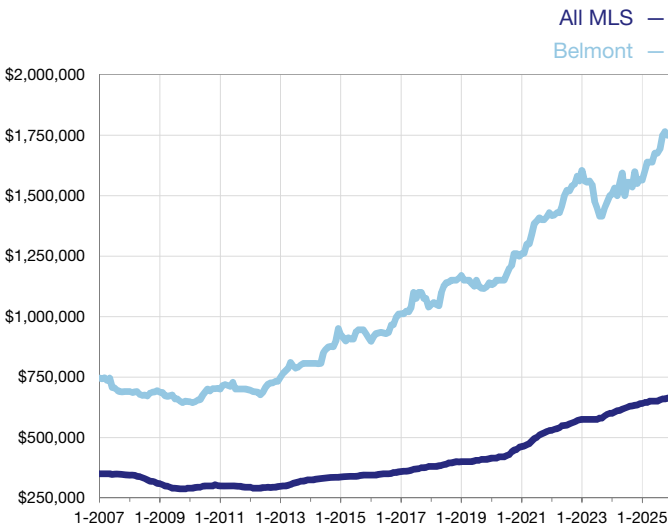
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	1	- 50.0%	7	8	+ 14.3%
Closed Sales	1	6	+ 500.0%	7	8	+ 14.3%
Median Sales Price*	\$685,000	\$1,164,500	+ 70.0%	\$984,000	\$1,164,500	+ 18.3%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	13	118	+ 807.7%	50	107	+ 114.0%
Percent of Original List Price Received*	103.9%	97.4%	- 6.3%	100.0%	96.8%	- 3.2%
New Listings	6	3	- 50.0%	8	5	- 37.5%

* 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

