

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	18	13	- 27.8%	34	31	- 8.8%
Closed Sales	10	5	- 50.0%	25	25	0.0%
Median Sales Price*	\$1,715,000	\$2,250,000	+ 31.2%	\$1,750,000	\$1,737,000	- 0.7%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	27	27	0.0%	58	47	- 19.0%
Percent of Original List Price Received*	102.3%	100.8%	- 1.5%	100.1%	100.4%	+ 0.3%
New Listings	19	23	+ 21.1%	45	51	+ 13.3%

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

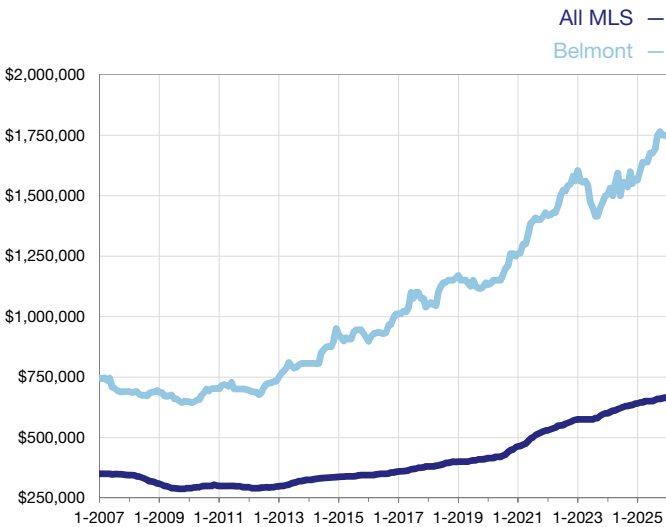
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	8	10	+ 25.0%	21	22	+ 4.8%
Closed Sales	5	5	0.0%	15	14	- 6.7%
Median Sales Price*	\$860,000	\$790,000	- 8.1%	\$930,000	\$1,034,500	+ 11.2%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--
Cumulative Days on Market Until Sale	34	38	+ 11.8%	43	81	+ 88.4%
Percent of Original List Price Received*	99.5%	101.9%	+ 2.4%	100.0%	98.4%	- 1.6%
New Listings	9	21	+ 133.3%	23	36	+ 56.5%

* 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

