

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

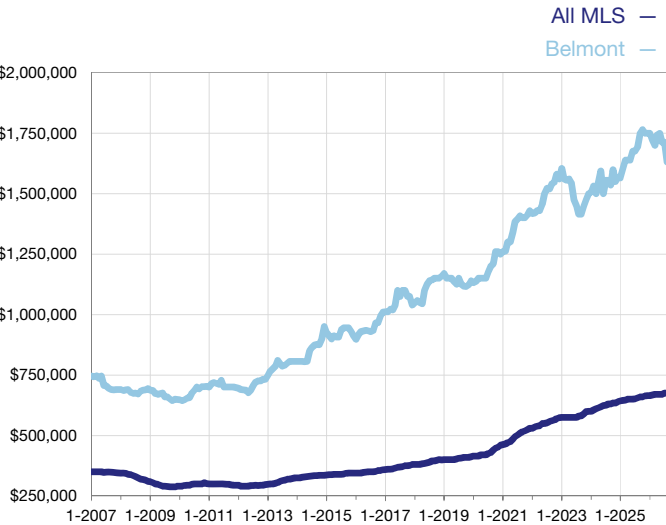
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	11	+ 83.3%	71	78	+ 9.9%
Closed Sales	10	9	- 10.0%	73	70	- 4.1%
Median Sales Price*	\$2,337,500	\$1,449,000	- 38.0%	\$1,800,000	\$1,645,000	- 8.6%
Inventory of Homes for Sale	19	23	+ 21.1%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--
Cumulative Days on Market Until Sale	35	20	- 42.9%	34	29	- 14.7%
Percent of Original List Price Received*	94.2%	100.8%	+ 7.0%	99.2%	101.0%	+ 1.8%
New Listings	9	4	- 55.6%	92	112	+ 21.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	7	2	- 71.4%	52	39	- 25.0%
Closed Sales	7	5	- 28.6%	49	38	- 22.4%
Median Sales Price*	\$900,000	\$1,015,000	+ 12.8%	\$915,000	\$925,000	+ 1.1%
Inventory of Homes for Sale	9	14	+ 55.6%	--	--	--
Months Supply of Inventory	1.5	3.2	+ 113.3%	--	--	--
Cumulative Days on Market Until Sale	32	23	- 28.1%	33	46	+ 39.4%
Percent of Original List Price Received*	99.7%	99.5%	- 0.2%	100.9%	100.3%	- 0.6%
New Listings	1	5	+ 400.0%	57	66	+ 15.8%

* 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

