

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Belmont

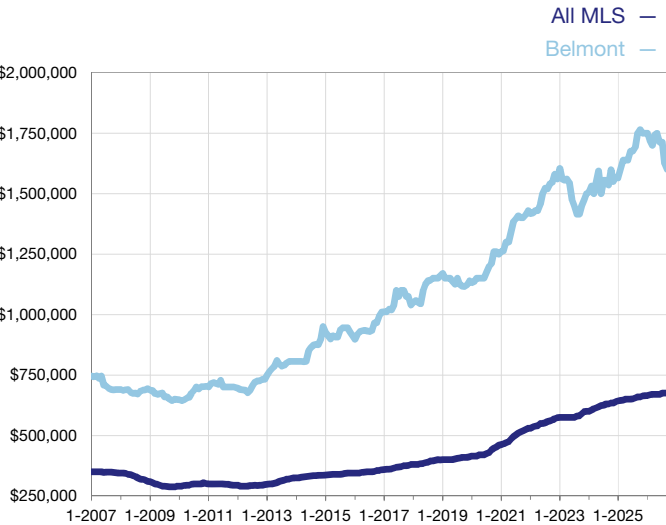
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	18	+ 38.5%	84	95	+ 13.1%
Closed Sales	4	16	+ 300.0%	77	87	+ 13.0%
Median Sales Price*	\$1,680,600	\$1,525,000	- 9.3%	\$1,800,000	\$1,600,000	- 11.1%
Inventory of Homes for Sale	28	32	+ 14.3%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	59	+ 96.7%	34	34	0.0%
Percent of Original List Price Received*	101.0%	93.3%	- 7.6%	99.3%	99.6%	+ 0.3%
New Listings	23	32	+ 39.1%	115	142	+ 23.5%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	58	43	- 25.9%
Closed Sales	6	2	- 66.7%	55	40	- 27.3%
Median Sales Price*	\$1,239,000	\$1,235,000	- 0.3%	\$930,000	\$925,000	- 0.5%
Inventory of Homes for Sale	11	21	+ 90.9%	--	--	--
Months Supply of Inventory	1.9	4.9	+ 157.9%	--	--	--
Cumulative Days on Market Until Sale	44	80	+ 81.8%	35	48	+ 37.1%
Percent of Original List Price Received*	93.7%	92.7%	- 1.1%	100.1%	99.9%	- 0.2%
New Listings	9	13	+ 44.4%	66	80	+ 21.2%

* 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

