Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Belmont

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	15	**17**	+ 13.3%	99	**109**	+ 10.1%
Closed Sales	11	**18**	+ 63.6%	88	**105**	+ 19.3%
Median Sales Price*	$1,907,000	**$1,627,500**	- 14.7%	$1,805,000	**$1,605,000**	- 11.1%
Inventory of Homes for Sale	20	**29**	+ 45.0%	--	--	--
Months Supply of Inventory	2.1	**2.8**	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	41	**69**	+ 68.3%	35	**40**	+ 14.3%
Percent of Original List Price Received*	96.4%	**95.9%**	- 0.5%	98.9%	**98.9%**	0.0%
New Listings	7	**10**	+ 42.9%	122	**153**	+ 25.4%

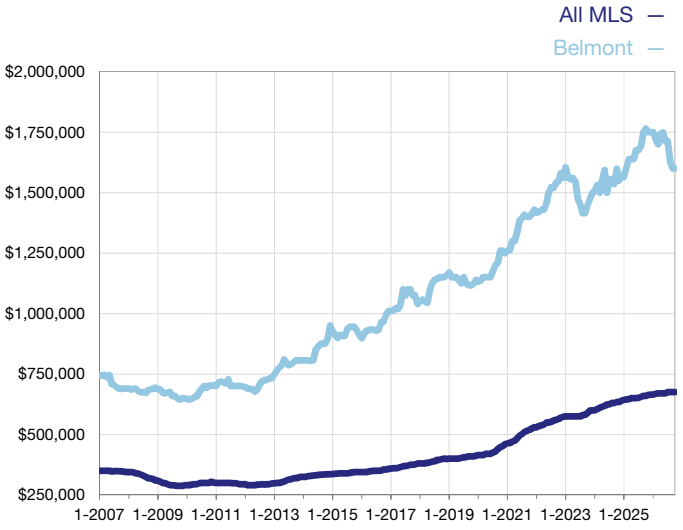
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

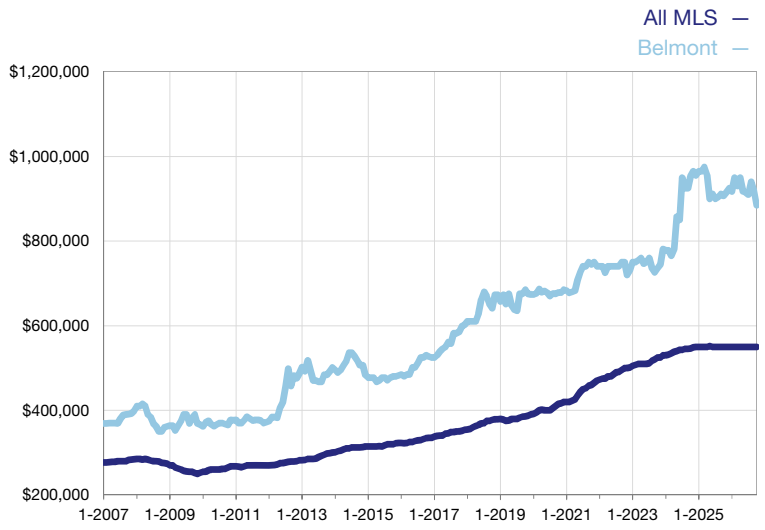
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**7**	+ 133.3%	61	**47**	- 23.0%
Closed Sales	6	**3**	- 50.0%	61	**43**	- 29.5%
Median Sales Price*	$832,500	**$580,000**	- 30.3%	$920,000	**$850,000**	- 7.6%
Inventory of Homes for Sale	13	**23**	+ 76.9%	--	--	--
Months Supply of Inventory	2.3	**5.3**	+ 130.4%	--	--	--
Cumulative Days on Market Until Sale	19	**36**	+ 89.5%	33	**47**	+ 42.4%
Percent of Original List Price Received*	101.3%	**95.2%**	- 6.0%	100.3%	**99.6%**	- 0.7%
New Listings	6	**7**	+ 16.7%	72	**87**	+ 20.8%

* 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



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