

Belmont, MA Area Market Review

2022 vs. 2021 As of December 31, 2022

Prepared by Deborah Fogarty on Monday, January 02, 2023

Single Family

Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	172	133	-39	-22.67%	↓
Average Days on Market	22	28	6	27.27%	↑
Average Days to Offer	14	18	4	28.57%	↑
Average Sale Price	\$1,512,611.55	\$1,723,400.83	\$210,789.28	13.94%	↑
Average Sale \$ / SqFt	\$586.62	\$630.62	\$44.00	7.50%	↑
Average List Price	\$1,434,936.57	\$1,668,123.29	\$233,186.72	16.25%	↑
Average List \$ / SqFt	\$551.62	\$601.36	\$49.74	9.02%	↑
Average Original List Price	\$1,442,279.59	\$1,688,987.20	\$246,707.61	17.11%	↑
Average Original List \$ / SqFt	\$553.87	\$607.93	\$54.06	9.76%	↑
Average Sale Price as % of List Price	106.42%	104.74%	-1.68%	-1.58%	↓
Average Sale Price as % of Original List Price	106.02%	103.72%	-2.30%	-2.17%	↓
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔