

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	5	8	+ 60.0%	84	79	- 6.0%
Closed Sales	9	7	- 22.2%	86	70	- 18.6%
Median Sales Price*	\$223,500	\$271,000	+ 21.3%	\$241,900	\$274,500	+ 13.5%
Inventory of Homes for Sale	27	9	- 66.7%	--	--	--
Months Supply of Inventory	3.5	1.5	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	72	45	- 37.5%	74	60	- 18.9%
Percent of Original List Price Received*	89.5%	99.9%	+ 11.6%	94.0%	97.3%	+ 3.5%
New Listings	7	5	- 28.6%	111	81	- 27.0%

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

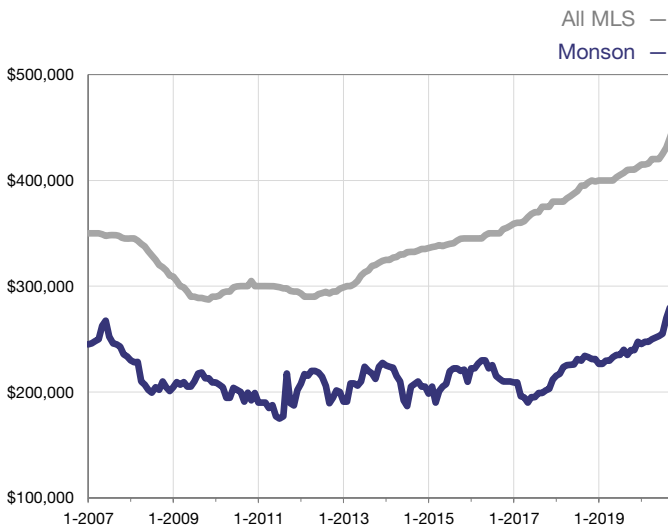
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	1	--	5	4	- 20.0%
Closed Sales	0	0	--	5	3	- 40.0%
Median Sales Price*	\$0	\$0	--	\$285,000	\$198,000	- 30.5%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	358	82	- 77.1%
Percent of Original List Price Received*	0.0%	0.0%	--	98.4%	98.6%	+ 0.2%
New Listings	0	0	--	7	3	- 57.1%

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

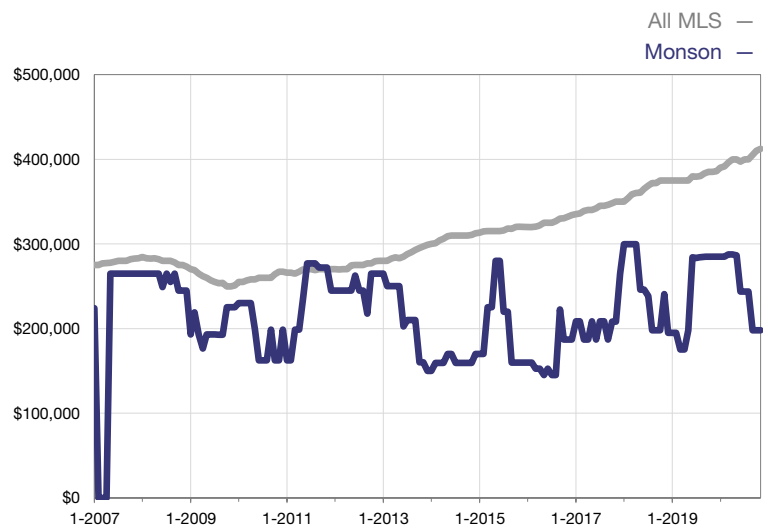
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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