Local Market Update – February 2022

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

Montague

Single-Family Properties

	February			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	1	**4**	+ 300.0%	2	**10**	+ 400.0%
Closed Sales	2	**5**	+ 150.0%	6	**7**	+ 16.7%
Median Sales Price*	$118,945	**$260,000**	+ 118.6%	$251,000	**$260,000**	+ 3.6%
Inventory of Homes for Sale	6	**2**	- 66.7%	--	--	--
Months Supply of Inventory	1.1	**0.4**	- 63.6%	--	--	--
Cumulative Days on Market Until Sale	52	**32**	- 38.5%	33	**25**	- 24.2%
Percent of Original List Price Received*	80.0%	**102.0%**	+ 27.5%	95.7%	**103.0%**	+ 7.6%
New Listings	1	**3**	+ 200.0%	1	**9**	+ 800.0%

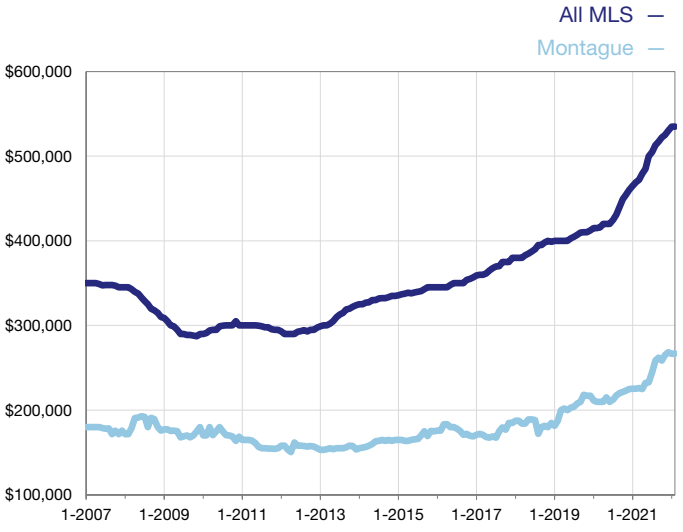
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

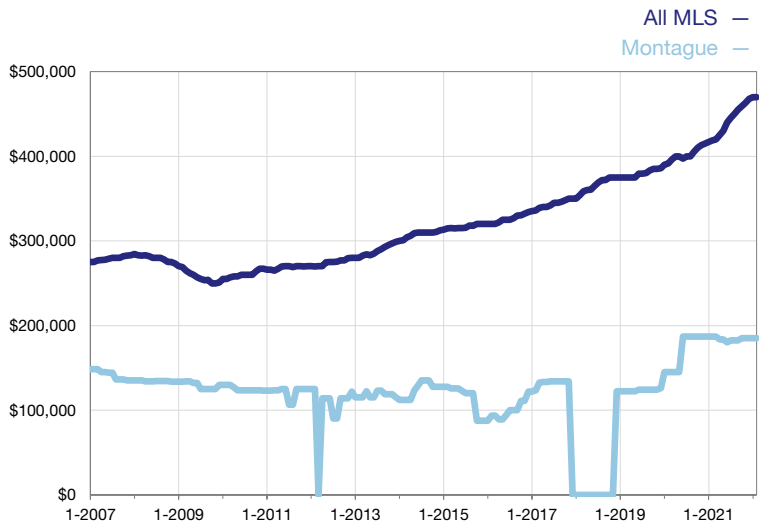
	February			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	1	**1**	0.0%	1	**1**	0.0%
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.0	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	0	**1**	--	1	**1**	0.0%

* 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



MASSACHUSETTS ASSOCIATION OF REALTORS®

REALTOR®

All data from the Berkshire County MLS, Cape Cod & Islands Association of REALTORS®, Inc. and MLS Property Information Network, Inc. | Provided by MAR. | Copyright ShowingTime.