Local Market Update – March 2022

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

Montague

Single-Family Properties

	March			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	5	**4**	- 20.0%	7	**14**	+ 100.0%
Closed Sales	2	**3**	+ 50.0%	8	**10**	+ 25.0%
Median Sales Price*	$218,500	**$239,800**	+ 9.7%	$246,000	**$245,000**	- 0.4%
Inventory of Homes for Sale	7	**4**	- 42.9%	--	--	--
Months Supply of Inventory	1.3	**0.8**	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	76	**57**	- 25.0%	44	**35**	- 20.5%
Percent of Original List Price Received*	94.2%	**98.2%**	+ 4.2%	95.3%	**101.6%**	+ 6.6%
New Listings	8	**6**	- 25.0%	9	**15**	+ 66.7%

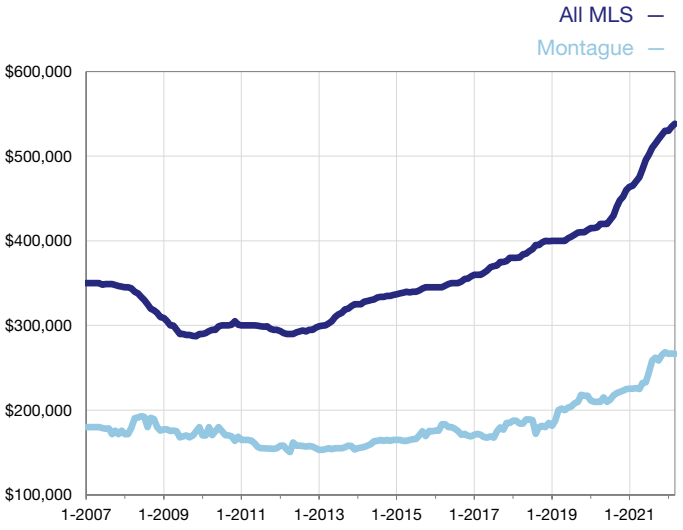
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

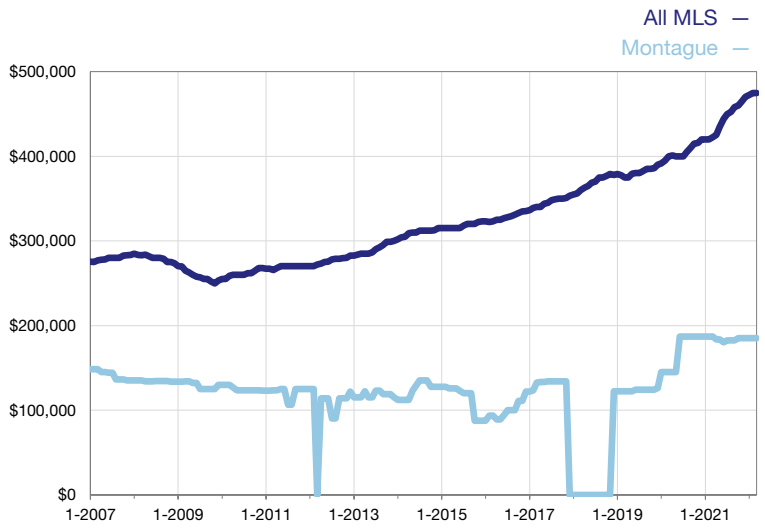
	March			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	0	**1**	--	1	**2**	+ 100.0%
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	1	**0**	- 100.0%	--	--	--
Months Supply of Inventory	1.0	**0.0**	- 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	**2**	+ 100.0%

* 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



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