

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	6	+ 100.0%	104	87	- 16.3%
Closed Sales	16	10	- 37.5%	103	86	- 16.5%
Median Sales Price*	\$245,750	\$342,500	+ 39.4%	\$300,000	\$333,500	+ 11.2%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.4	+ 133.3%	--	--	--
Cumulative Days on Market Until Sale	34	30	- 11.8%	35	36	+ 2.9%
Percent of Original List Price Received*	98.6%	99.0%	+ 0.4%	101.1%	99.0%	- 2.1%
New Listings	3	3	0.0%	108	106	- 1.9%

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

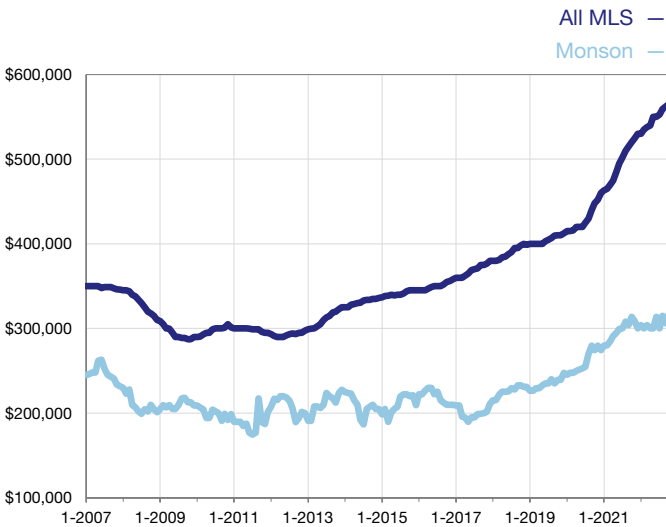
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	5	3	- 40.0%
Median Sales Price*	\$186,000	\$0	- 100.0%	\$214,900	\$316,000	+ 47.0%
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	68	0	- 100.0%	27	33	+ 22.2%
Percent of Original List Price Received*	93.2%	0.0%	- 100.0%	98.7%	96.0%	- 2.7%
New Listings	1	0	- 100.0%	6	3	- 50.0%

* 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

