

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	5	+ 25.0%	55	58	+ 5.5%
Closed Sales	5	4	- 20.0%	60	55	- 8.3%
Median Sales Price*	\$311,000	\$294,000	- 5.5%	\$268,500	\$277,000	+ 3.2%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	16	- 44.8%	39	29	- 25.6%
Percent of Original List Price Received*	103.2%	102.0%	- 1.2%	100.8%	103.9%	+ 3.1%
New Listings	4	3	- 25.0%	62	67	+ 8.1%

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

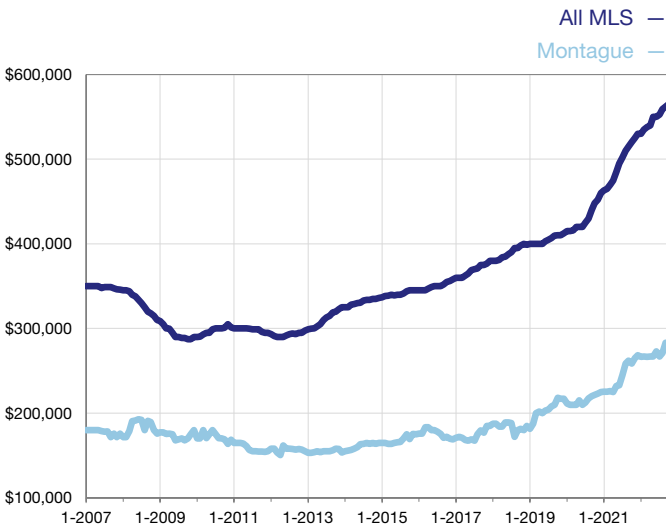
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	0	1	--	3	3	0.0%
Median Sales Price*	\$0	\$180,000	--	\$185,000	\$191,000	+ 3.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	7	--	41	6	- 85.4%
Percent of Original List Price Received*	0.0%	102.9%	--	97.4%	109.5%	+ 12.4%
New Listings	0	0	--	2	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

