

Local Market Update – December 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	3	3	0.0%	53	69	+ 30.2%
Closed Sales	4	8	+ 100.0%	53	66	+ 24.5%
Median Sales Price*	\$181,000	\$156,625	- 13.5%	\$174,900	\$168,285	- 3.8%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	7.2	3.3	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	75	145	+ 93.3%	100	115	+ 15.0%
Percent of Original List Price Received*	98.4%	91.8%	- 6.7%	93.5%	93.7%	+ 0.2%
New Listings	6	1	- 83.3%	96	89	- 7.3%

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

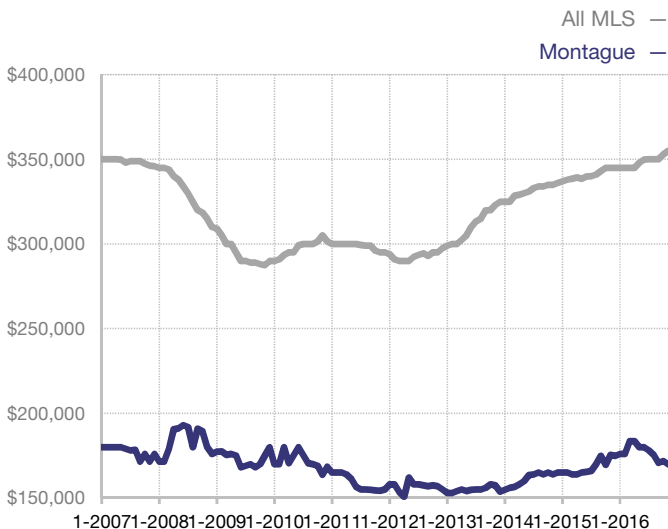
Condominium Properties

Key Metrics	December			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	2	0	- 100.0%	5	5	0.0%
Closed Sales	0	1	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$134,000	--	\$87,500	\$122,000	+ 39.4%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	3.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	382	201	- 47.4%
Percent of Original List Price Received*	0.0%	98.5%	--	95.9%	88.3%	- 7.9%
New Listings	0	0	--	5	2	- 60.0%

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

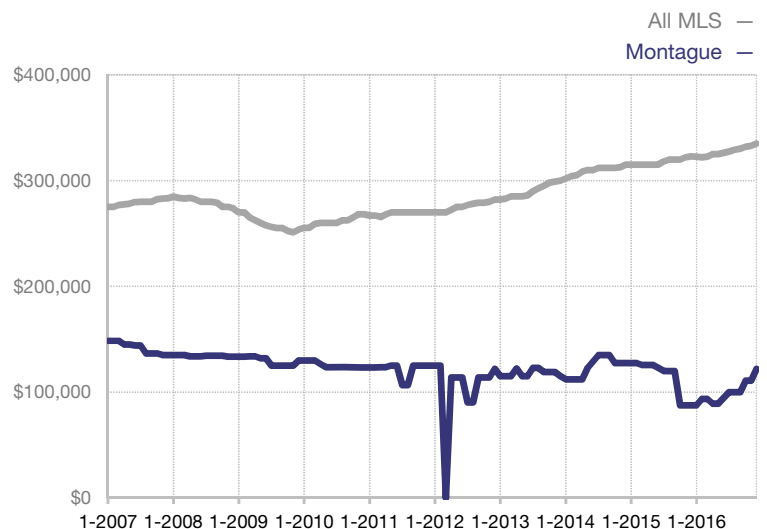
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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