

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	10	13	+ 30.0%	55	65	+ 18.2%
Closed Sales	16	8	- 50.0%	54	52	- 3.7%
Median Sales Price*	\$248,500	\$238,500	- 4.0%	\$234,000	\$239,500	+ 2.4%
Inventory of Homes for Sale	27	22	- 18.5%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	68	64	- 5.9%	85	84	- 1.2%
Percent of Original List Price Received*	96.9%	95.5%	- 1.4%	95.2%	93.1%	- 2.2%
New Listings	17	13	- 23.5%	79	77	- 2.5%

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

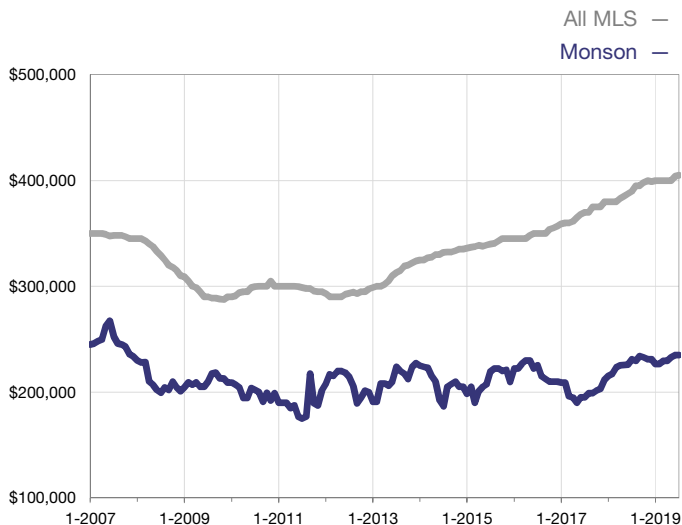
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	0	- 100.0%	4	5	+ 25.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$285,000	\$0	- 100.0%	\$192,000	\$284,950	+ 48.4%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	5.0	2.9	- 42.0%	--	--	--
Cumulative Days on Market Until Sale	383	0	- 100.0%	264	236	- 10.6%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	96.4%	96.8%	+ 0.4%
New Listings	0	2	--	4	7	+ 75.0%

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

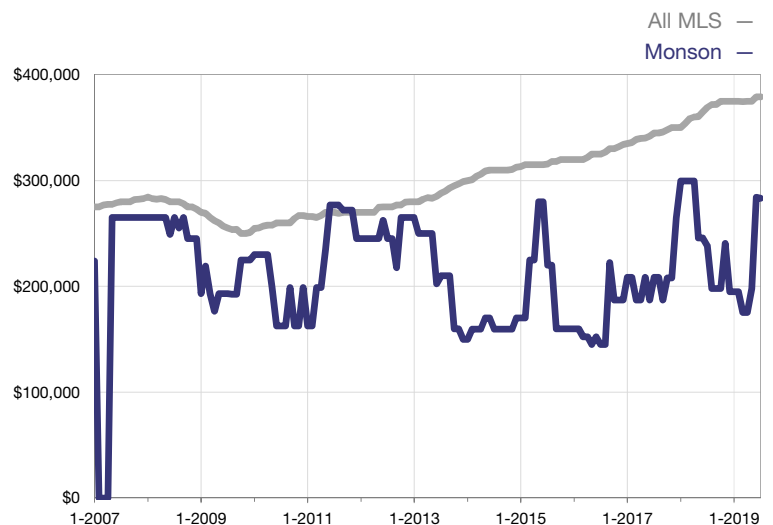
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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