

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	11	14	+ 27.3%	31	33	+ 6.5%
Closed Sales	7	7	0.0%	19	21	+ 10.5%
Median Sales Price*	\$298,000	\$338,000	+ 13.4%	\$253,000	\$292,000	+ 15.4%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	60	38	- 36.7%	84	44	- 47.6%
Percent of Original List Price Received*	96.2%	100.7%	+ 4.7%	94.1%	99.8%	+ 6.1%
New Listings	6	11	+ 83.3%	28	30	+ 7.1%

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

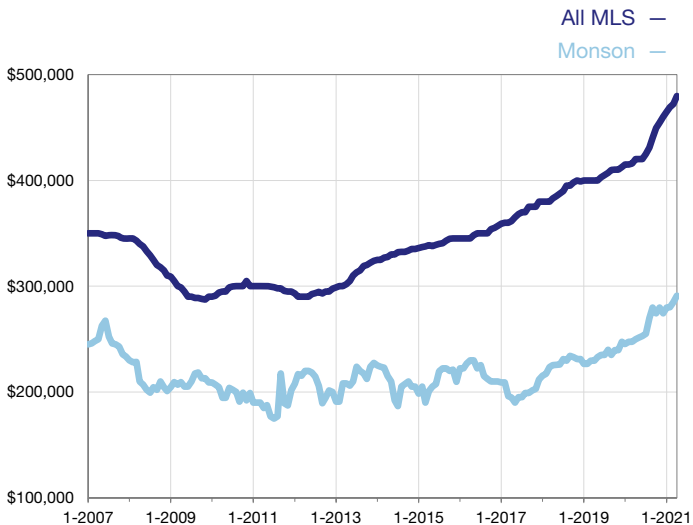
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	3	1	- 66.7%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$0	--	\$289,500	\$333,500	+ 15.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	17	16	- 5.9%
Percent of Original List Price Received*	0.0%	0.0%	--	100.7%	102.6%	+ 1.9%
New Listings	2	0	- 100.0%	3	1	- 66.7%

* 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

