

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	6	+ 100.0%	9	15	+ 66.7%
Closed Sales	3	1	- 66.7%	11	9	- 18.2%
Median Sales Price*	\$231,950	\$175,000	- 24.6%	\$187,500	\$230,000	+ 22.7%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--
Cumulative Days on Market Until Sale	77	215	+ 179.2%	134	63	- 53.0%
Percent of Original List Price Received*	97.6%	100.0%	+ 2.5%	91.4%	95.8%	+ 4.8%
New Listings	2	6	+ 200.0%	12	15	+ 25.0%

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

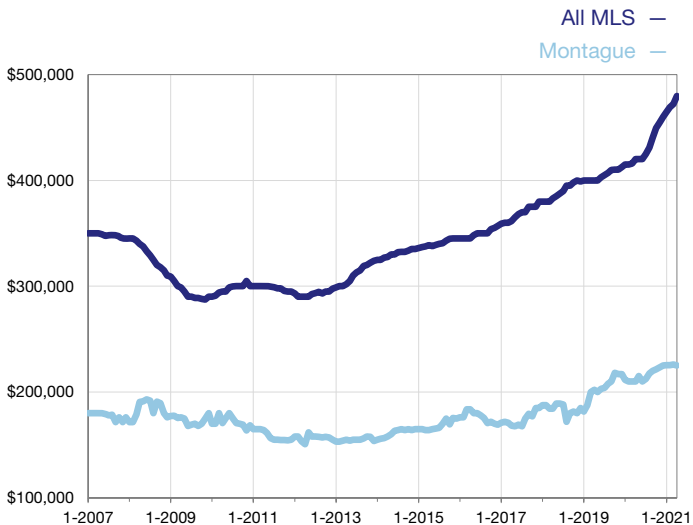
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	1	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$180,000	--	\$0	\$180,000	--
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	0	27	--	0	27	--
Percent of Original List Price Received*	0.0%	94.8%	--	0.0%	94.8%	--
New Listings	0	0	--	1	1	0.0%

* 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

