

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monterey

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	5	6	+ 20.0%
Closed Sales	0	3	--	5	9	+ 80.0%
Median Sales Price*	\$0	\$670,000	--	\$468,000	\$513,500	+ 9.7%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	9.9	1.5	- 84.8%	--	--	--
Cumulative Days on Market Until Sale	0	201	--	116	193	+ 66.4%
Percent of Original List Price Received*	0.0%	92.9%	--	95.2%	91.7%	- 3.7%
New Listings	3	5	+ 66.7%	8	7	- 12.5%

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

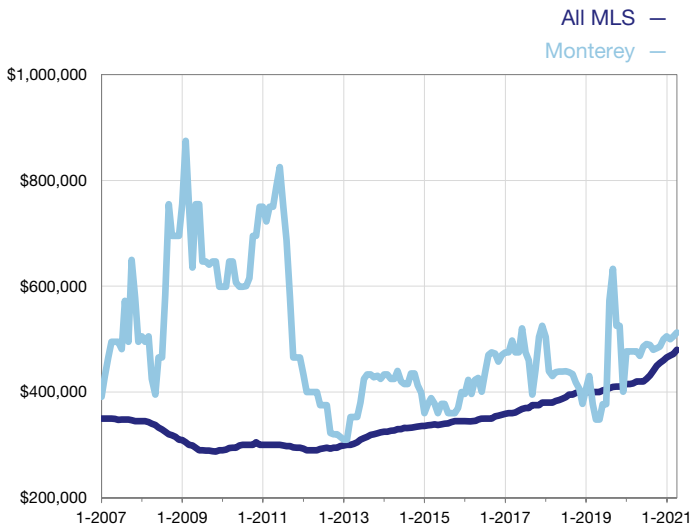
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	0	0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
New Listings	0	0	--	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

