

# Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Monson

### Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	13	+ 225.0%	35	44	+ 25.7%
Closed Sales	10	9	- 10.0%	29	30	+ 3.4%
Median Sales Price*	\$300,000	<b>\$321,000</b>	+ 7.0%	\$265,000	<b>\$300,000</b>	+ 13.2%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	101	65	- 35.6%	90	50	- 44.4%
Percent of Original List Price Received*	90.1%	<b>99.2%</b>	+ 10.1%	92.7%	<b>99.6%</b>	+ 7.4%
New Listings	6	15	+ 150.0%	34	45	+ 32.4%

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

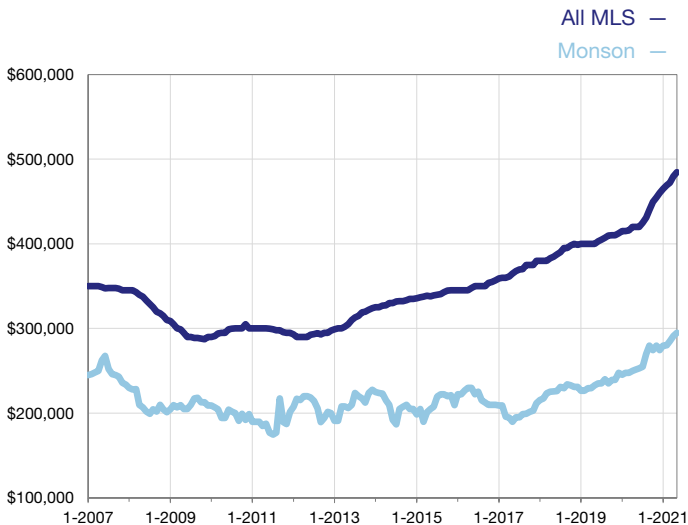
### Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$198,000	<b>\$0</b>	- 100.0%	\$243,750	<b>\$333,500</b>	+ 36.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	214	0	- 100.0%	116	16	- 86.2%
Percent of Original List Price Received*	92.1%	<b>0.0%</b>	- 100.0%	96.4%	<b>102.6%</b>	+ 6.4%
New Listings	0	1	--	3	2	- 33.3%

\* 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

