

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	4	0.0%	51	54	+ 5.9%
Closed Sales	4	6	+ 50.0%	55	51	- 7.3%
Median Sales Price*	\$261,000	\$237,250	- 9.1%	\$267,000	\$275,000	+ 3.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--
Cumulative Days on Market Until Sale	25	24	- 4.0%	40	30	- 25.0%
Percent of Original List Price Received*	98.0%	99.9%	+ 1.9%	100.6%	104.0%	+ 3.4%
New Listings	7	5	- 28.6%	58	64	+ 10.3%

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

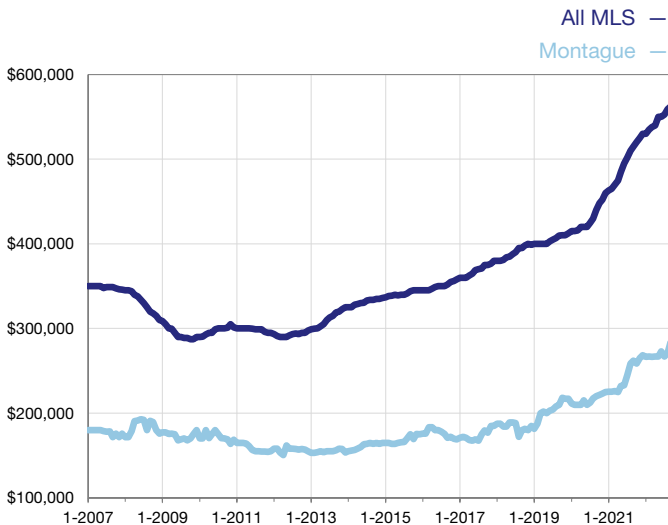
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$185,000	\$196,000	+ 5.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	41	6	- 85.4%
Percent of Original List Price Received*	0.0%	0.0%	--	97.4%	112.8%	+ 15.8%
New Listings	0	0	--	2	3	+ 50.0%

* 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

