

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	14	8	- 42.9%
Closed Sales	3	3	0.0%	10	7	- 30.0%
Median Sales Price*	\$239,800	\$239,000	- 0.3%	\$245,000	\$240,000	- 2.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	57	69	+ 21.1%	35	58	+ 65.7%
Percent of Original List Price Received*	98.2%	95.6%	- 2.6%	101.6%	95.5%	- 6.0%
New Listings	6	2	- 66.7%	15	6	- 60.0%

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

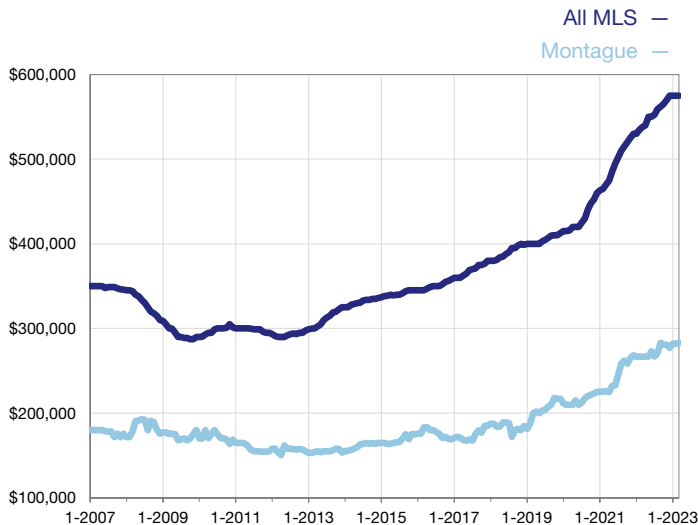
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$145,000	--	\$0	\$145,000	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	5	--	0	5	--
Percent of Original List Price Received*	0.0%	97.3%	--	0.0%	97.3%	--
New Listings	1	0	- 100.0%	2	1	- 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

