

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	19	10	- 47.4%
Closed Sales	6	2	- 66.7%	16	9	- 43.8%
Median Sales Price*	\$276,000	\$207,500	- 24.8%	\$262,500	\$240,000	- 8.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	0.6	0.5	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	62	10	- 83.9%	45	47	+ 4.4%
Percent of Original List Price Received*	99.6%	113.2%	+ 13.7%	100.8%	99.4%	- 1.4%
New Listings	3	3	0.0%	18	9	- 50.0%

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

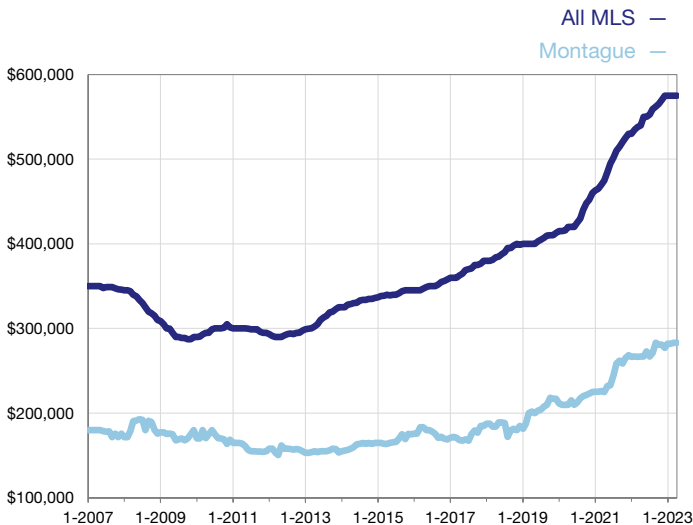
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$196,000	\$0	- 100.0%	\$196,000	\$145,000	- 26.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	6	0	- 100.0%	6	5	- 16.7%
Percent of Original List Price Received*	112.8%	0.0%	- 100.0%	112.8%	97.3%	- 13.7%
New Listings	0	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

