

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Monson

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	25	34	+ 36.0%
Closed Sales	2	4	+ 100.0%	18	25	+ 38.9%
Median Sales Price*	\$368,500	<b>\$325,000</b>	- 11.8%	\$267,500	<b>\$325,000</b>	+ 21.5%
Inventory of Homes for Sale	15	3	- 80.0%	--	--	--
Months Supply of Inventory	2.0	0.4	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	13	12	- 7.7%	44	63	+ 43.2%
Percent of Original List Price Received*	109.8%	<b>110.3%</b>	+ 0.5%	99.9%	<b>97.2%</b>	- 2.7%
New Listings	15	7	- 53.3%	35	25	- 28.6%

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

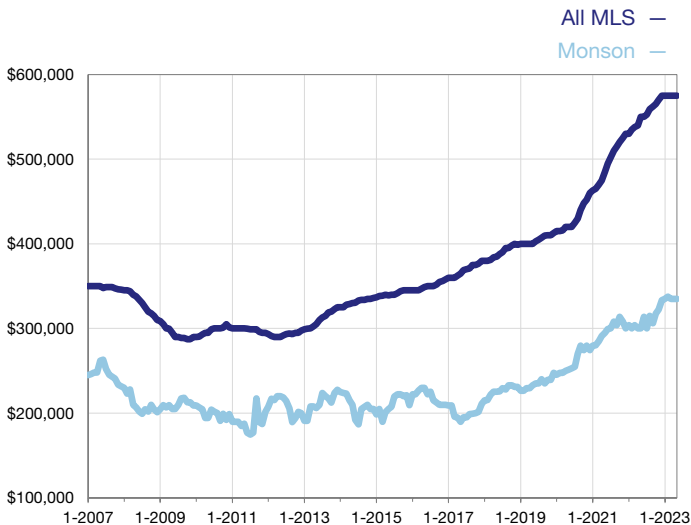
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$316,000	<b>\$0</b>	- 100.0%	\$316,000	<b>\$0</b>	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	63	0	- 100.0%	63	0	- 100.0%
Percent of Original List Price Received*	97.3%	<b>0.0%</b>	- 100.0%	97.3%	<b>0.0%</b>	- 100.0%
New Listings	0	0	--	3	0	- 100.0%

\* 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

