

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Montague

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	29	22	- 24.1%
Closed Sales	6	6	0.0%	26	18	- 30.8%
Median Sales Price*	\$285,250	<b>\$262,000</b>	- 8.2%	\$281,000	<b>\$245,000</b>	- 12.8%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	18	23	+ 27.8%	36	37	+ 2.8%
Percent of Original List Price Received*	116.4%	<b>104.9%</b>	- 9.9%	104.8%	<b>100.9%</b>	- 3.7%
New Listings	8	7	- 12.5%	31	22	- 29.0%

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

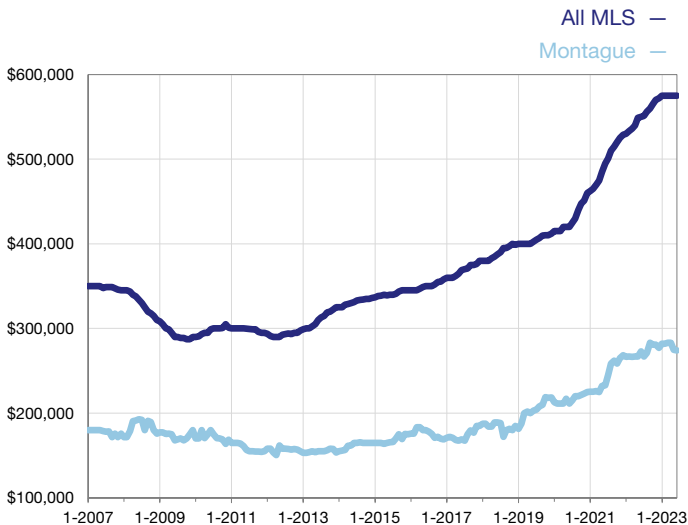
### Condominium Properties

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

\* 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

