

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	35	27	- 22.9%
Closed Sales	6	6	0.0%	32	24	- 25.0%
Median Sales Price*	\$286,000	\$303,000	+ 5.9%	\$281,000	\$262,000	- 6.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--
Cumulative Days on Market Until Sale	16	36	+ 125.0%	32	36	+ 12.5%
Percent of Original List Price Received*	106.8%	93.0%	- 12.9%	105.2%	98.9%	- 6.0%
New Listings	5	6	+ 20.0%	36	29	- 19.4%

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

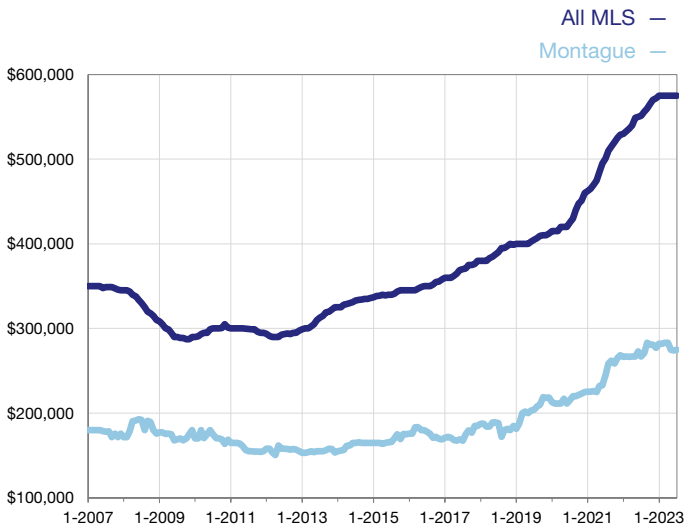
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	2	0.0%
Closed Sales	0	0	--	2	1	- 50.0%
Median Sales Price*	\$0	\$0	--	\$196,000	\$145,000	- 26.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	6	5	- 16.7%
Percent of Original List Price Received*	0.0%	0.0%	--	112.8%	97.3%	- 13.7%
New Listings	0	1	--	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

