

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	50	52	+ 4.0%
Closed Sales	11	4	- 63.6%	49	43	- 12.2%
Median Sales Price*	\$370,000	\$328,000	- 11.4%	\$332,000	\$316,000	- 4.8%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	3.2	1.1	- 65.6%	--	--	--
Cumulative Days on Market Until Sale	32	21	- 34.4%	34	48	+ 41.2%
Percent of Original List Price Received*	101.1%	100.5%	- 0.6%	100.2%	98.4%	- 1.8%
New Listings	14	9	- 35.7%	70	51	- 27.1%

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

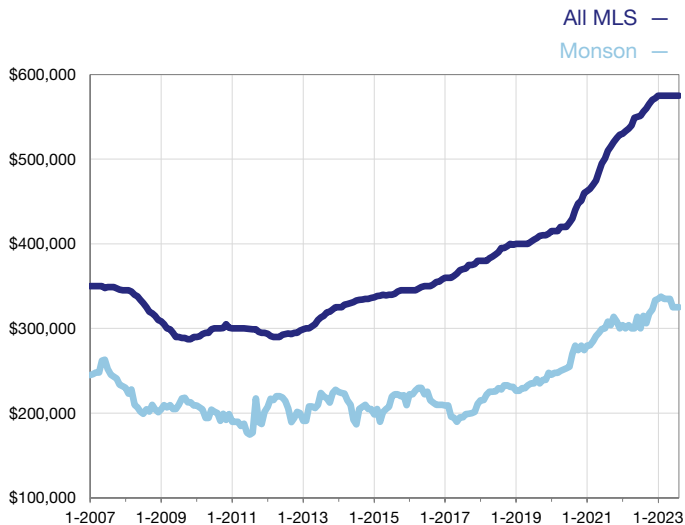
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	0	- 100.0%
Closed Sales	0	0	--	3	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$316,000	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	96.0%	0.0%	- 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

