

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

| Key Metrics | August | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 4 | 8 | + 100.0% | 39 | 35 | - 10.3% |
| Closed Sales | 6 | 4 | - 33.3% | 38 | 28 | - 26.3% |
| Median Sales Price* | \$337,000 | \$327,500 | - 2.8% | \$287,000 | \$277,000 | - 3.5% |
| Inventory of Homes for Sale | 9 | 4 | - 55.6% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 0.8 | - 60.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | 8 | - 60.0% | 30 | 32 | + 6.7% |
| Percent of Original List Price Received* | 107.0% | 103.3% | - 3.5% | 105.5% | 99.5% | - 5.7% |
| New Listings | 8 | 7 | - 12.5% | 44 | 36 | - 18.2% |

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

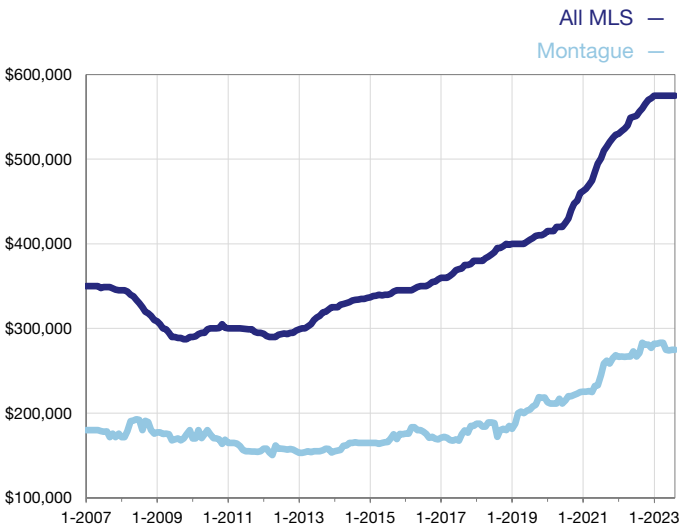
Condominium Properties

| Key Metrics | August | | | Year to Date | | |
|--|--------|------------------|-------|--------------|------------------|----------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 0 | 1 | -- | 2 | 3 | + 50.0% |
| Closed Sales | 0 | 1 | -- | 2 | 2 | 0.0% |
| Median Sales Price* | \$0 | \$250,000 | -- | \$196,000 | \$197,500 | + 0.8% |
| Inventory of Homes for Sale | 0 | 0 | -- | -- | -- | -- |
| Months Supply of Inventory | 0.0 | 0.0 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | 22 | -- | 6 | 14 | + 133.3% |
| Percent of Original List Price Received* | 0.0% | 108.7% | -- | 112.8% | 103.0% | - 8.7% |
| New Listings | 0 | 0 | -- | 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

