

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	8	- 52.9%	67	56	- 16.4%
Closed Sales	7	8	+ 14.3%	56	51	- 8.9%
Median Sales Price*	\$295,000	\$380,125	+ 28.9%	\$325,000	\$325,000	0.0%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--
Cumulative Days on Market Until Sale	33	28	- 15.2%	34	45	+ 32.4%
Percent of Original List Price Received*	97.2%	101.5%	+ 4.4%	99.9%	98.9%	- 1.0%
New Listings	8	11	+ 37.5%	78	62	- 20.5%

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

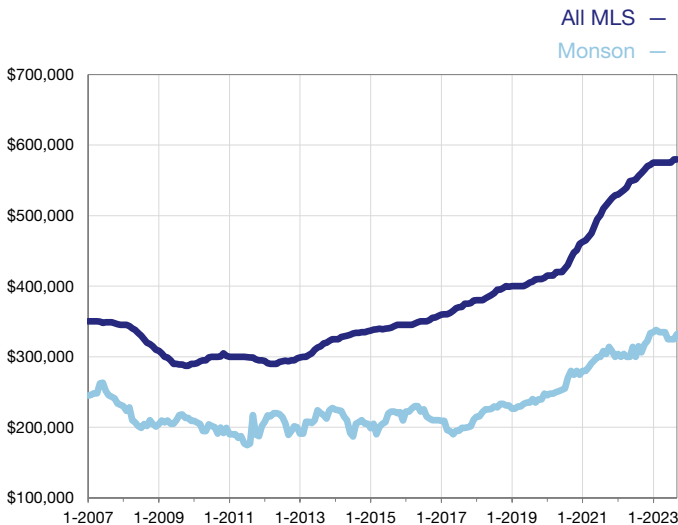
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	1	- 66.7%
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	1	--	3	1	- 66.7%

* 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

