

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	5	0.0%	44	37	- 15.9%
Closed Sales	2	8	+ 300.0%	40	36	- 10.0%
Median Sales Price*	\$254,500	\$387,500	+ 52.3%	\$287,000	\$302,500	+ 5.4%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.4	0.9	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	47	16	- 66.0%	31	29	- 6.5%
Percent of Original List Price Received*	100.0%	104.9%	+ 4.9%	105.2%	100.7%	- 4.3%
New Listings	7	3	- 57.1%	51	39	- 23.5%

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

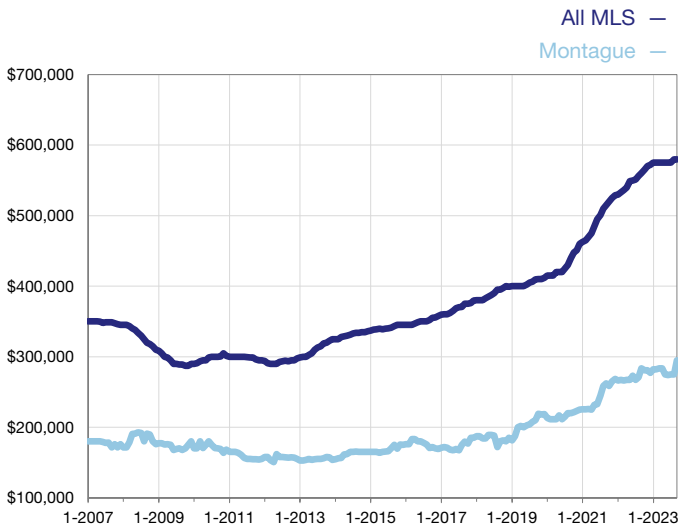
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	2	3	+ 50.0%
Closed Sales	0	1	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$235,000	--	\$196,000	\$235,000	+ 19.9%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	7	--	6	11	+ 83.3%
Percent of Original List Price Received*	0.0%	102.2%	--	112.8%	102.7%	- 9.0%
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

