

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	12	+ 50.0%	75	66	- 12.0%
Closed Sales	16	5	- 68.8%	72	56	- 22.2%
Median Sales Price*	\$350,000	\$450,000	+ 28.6%	\$333,500	\$325,000	- 2.5%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	54	37	- 31.5%	38	44	+ 15.8%
Percent of Original List Price Received*	96.3%	96.2%	- 0.1%	99.1%	98.6%	- 0.5%
New Listings	9	12	+ 33.3%	87	73	- 16.1%

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

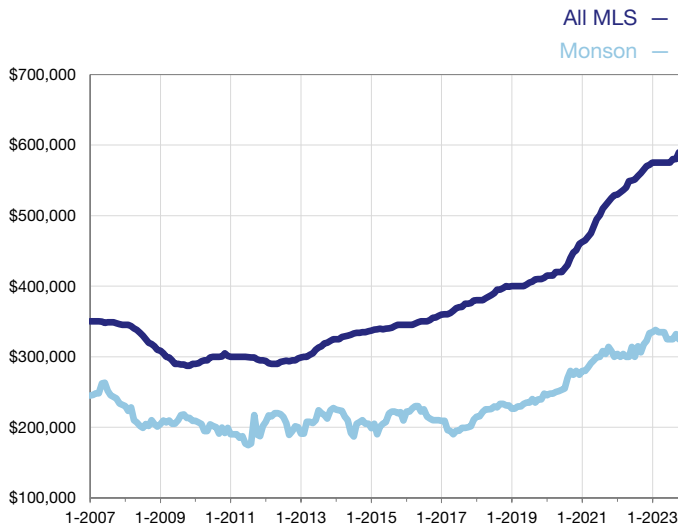
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	1	--	3	1	- 66.7%
Median Sales Price*	\$0	\$380,000	--	\$316,000	\$380,000	+ 20.3%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	9	--	33	9	- 72.7%
Percent of Original List Price Received*	0.0%	108.6%	--	96.0%	108.6%	+ 13.1%
New Listings	0	0	--	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

