

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	50	41	- 18.0%
Closed Sales	5	2	- 60.0%	45	38	- 15.6%
Median Sales Price*	\$275,000	\$218,500	- 20.5%	\$287,000	\$302,500	+ 5.4%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	27	16	- 40.7%	30	28	- 6.7%
Percent of Original List Price Received*	99.5%	105.4%	+ 5.9%	104.6%	101.0%	- 3.4%
New Listings	5	7	+ 40.0%	56	46	- 17.9%

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

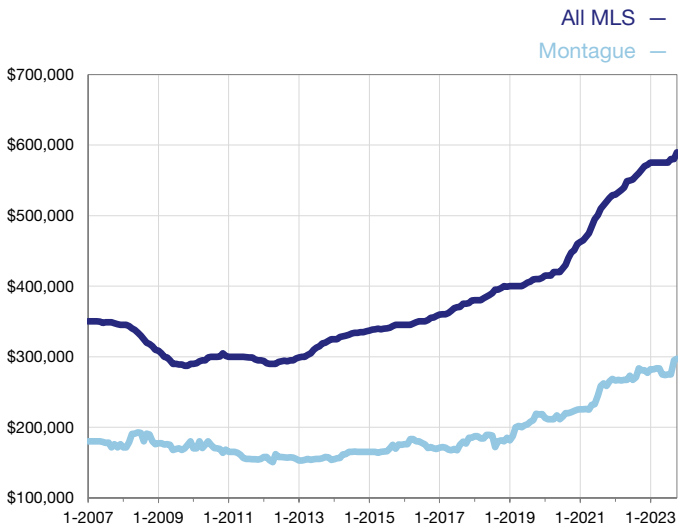
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	3	0.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$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	0	--	6	11	+ 83.3%
Percent of Original List Price Received*	0.0%	0.0%	--	112.8%	102.7%	- 9.0%
New Listings	1	0	- 100.0%	3	3	0.0%

* 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

