

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	81	72	- 11.1%
Closed Sales	4	5	+ 25.0%	76	61	- 19.7%
Median Sales Price*	\$246,950	\$385,000	+ 55.9%	\$331,000	\$325,000	- 1.8%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	15	22	+ 46.7%	37	42	+ 13.5%
Percent of Original List Price Received*	98.8%	97.1%	- 1.7%	99.1%	98.5%	- 0.6%
New Listings	9	4	- 55.6%	96	76	- 20.8%

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

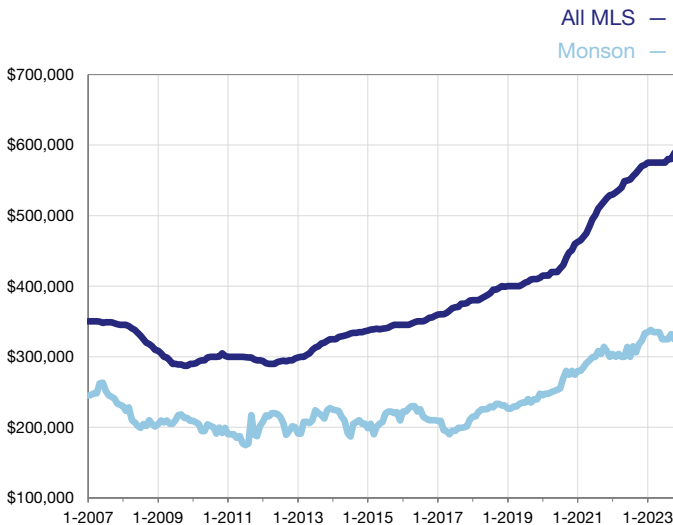
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	1	- 66.7%
Closed Sales	0	0	--	3	1	- 66.7%
Median Sales Price*	\$0	\$0	--	\$316,000	\$380,000	+ 20.3%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	33	9	- 72.7%
Percent of Original List Price Received*	0.0%	0.0%	--	96.0%	108.6%	+ 13.1%
New Listings	0	2	--	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

