

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	6	+ 100.0%	53	44	- 17.0%
Closed Sales	6	5	- 16.7%	51	43	- 15.7%
Median Sales Price*	\$237,250	\$352,500	+ 48.6%	\$275,000	\$305,000	+ 10.9%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	24	36	+ 50.0%	30	29	- 3.3%
Percent of Original List Price Received*	99.9%	96.9%	- 3.0%	104.0%	100.5%	- 3.4%
New Listings	5	2	- 60.0%	61	48	- 21.3%

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

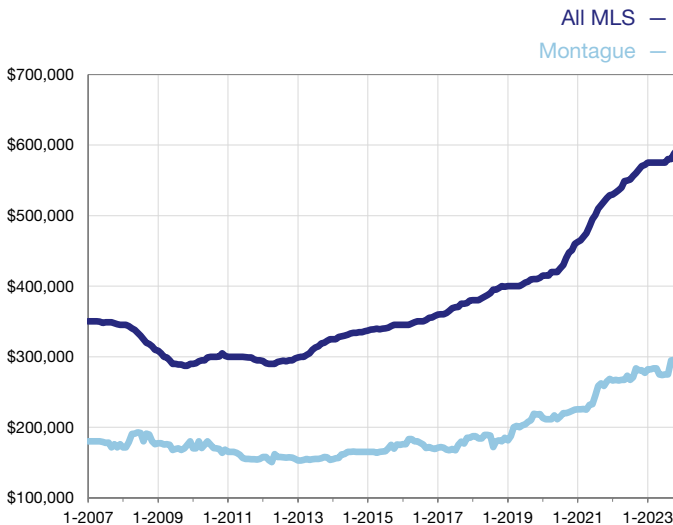
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	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	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
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	0	1	--	3	4	+ 33.3%

* 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

