

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	84	73	- 13.1%
Closed Sales	10	12	+ 20.0%	86	73	- 15.1%
Median Sales Price*	\$342,500	\$309,500	- 9.6%	\$333,500	\$325,000	- 2.5%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	30	51	+ 70.0%	36	44	+ 22.2%
Percent of Original List Price Received*	99.0%	97.9%	- 1.1%	99.0%	98.4%	- 0.6%
New Listings	3	2	- 33.3%	99	78	- 21.2%

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

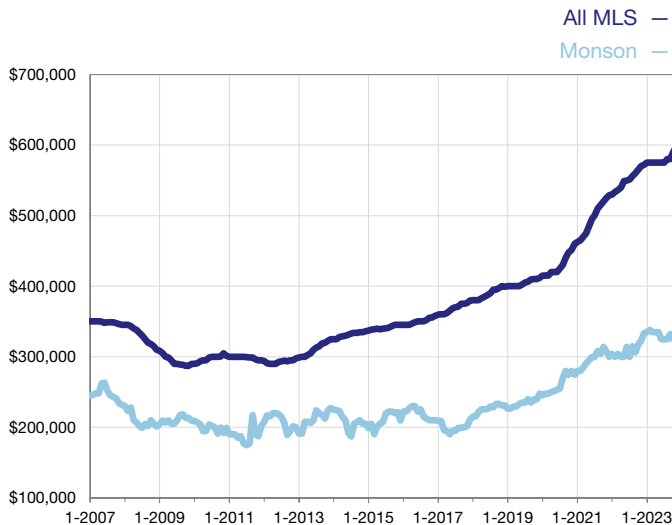
Condominium Properties

Key Metrics	December			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	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

