

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	57	47	- 17.5%
Closed Sales	4	6	+ 50.0%	55	49	- 10.9%
Median Sales Price*	\$294,000	\$314,050	+ 6.8%	\$277,000	\$305,000	+ 10.1%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	16	29	+ 81.3%	29	29	0.0%
Percent of Original List Price Received*	102.0%	100.6%	- 1.4%	103.9%	100.5%	- 3.3%
New Listings	3	2	- 33.3%	64	51	- 20.3%

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

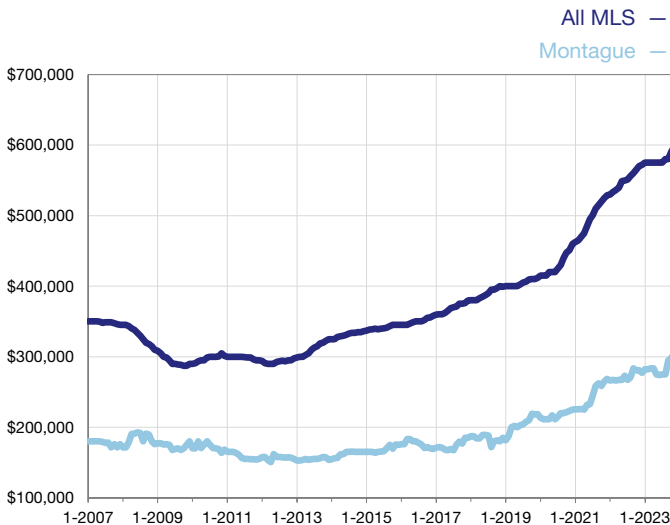
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	3	3	0.0%
Median Sales Price*	\$180,000	\$0	- 100.0%	\$191,000	\$235,000	+ 23.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	6	11	+ 83.3%
Percent of Original List Price Received*	102.9%	0.0%	- 100.0%	109.5%	102.7%	- 6.2%
New Listings	0	0	--	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

