

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Montague

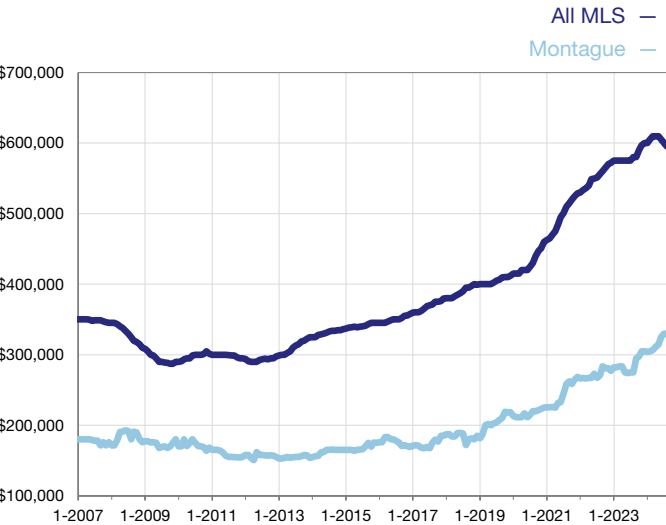
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	31	33	+ 6.5%
Closed Sales	4	4	0.0%	28	32	+ 14.3%
Median Sales Price*	\$327,500	\$370,160	+ 13.0%	\$277,000	\$328,522	+ 18.6%
Inventory of Homes for Sale	8	1	- 87.5%	--	--	--
Months Supply of Inventory	1.8	0.2	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	8	27	+ 237.5%	32	24	- 25.0%
Percent of Original List Price Received*	103.3%	107.3%	+ 3.9%	99.5%	101.6%	+ 2.1%
New Listings	7	0	- 100.0%	36	33	- 8.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	2	4	+ 100.0%
Median Sales Price*	\$250,000	\$0	- 100.0%	\$197,500	\$205,000	+ 3.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.5	--	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	14	35	+ 150.0%
Percent of Original List Price Received*	108.7%	0.0%	- 100.0%	103.0%	99.4%	- 3.5%
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

