

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Monson

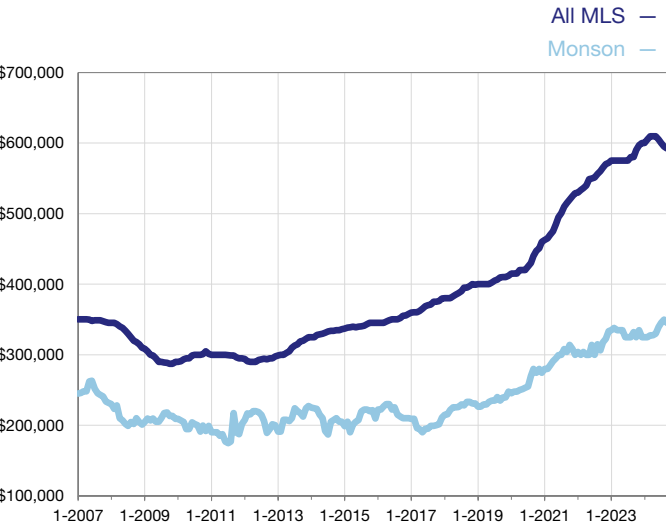
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	6	10	+ 66.7%	54	64	+ 18.5%
Closed Sales	8	7	- 12.5%	51	52	+ 2.0%
Median Sales Price*	\$380,125	\$385,000	+ 1.3%	\$325,000	\$395,000	+ 21.5%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	45	30	- 33.3%
Percent of Original List Price Received*	101.5%	111.2%	+ 9.6%	98.9%	103.3%	+ 4.4%
New Listings	10	9	- 10.0%	61	69	+ 13.1%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	1	2	+ 100.0%
Closed Sales	0	1	--	0	2	--
Median Sales Price*	\$0	\$325,000	--	\$0	\$407,000	--
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	0	89	--	0	123	--
Percent of Original List Price Received*	0.0%	92.9%	--	0.0%	95.9%	--
New Listings	1	0	- 100.0%	1	2	+ 100.0%

\* 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

