

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

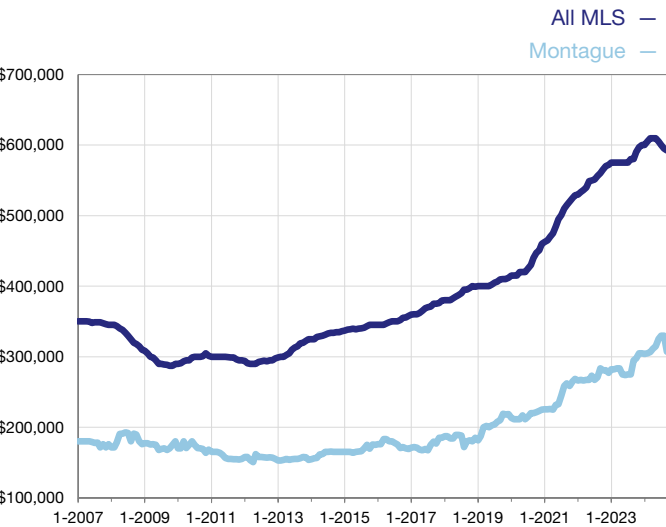
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	4	0.0%	35	37	+ 5.7%
Closed Sales	8	4	- 50.0%	36	36	0.0%
Median Sales Price*	\$387,500	\$244,500	- 36.9%	\$302,500	\$316,022	+ 4.5%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	1.6	1.0	- 37.5%	--	--	--
Cumulative Days on Market Until Sale	16	27	+ 68.8%	29	24	- 17.2%
Percent of Original List Price Received*	104.9%	105.5%	+ 0.6%	100.7%	102.1%	+ 1.4%
New Listings	3	7	+ 133.3%	39	40	+ 2.6%

* 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	0	2	--	3	6	+ 100.0%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$235,000	\$0	- 100.0%	\$235,000	\$205,000	- 12.8%
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%	11	35	+ 218.2%
Percent of Original List Price Received*	102.2%	0.0%	- 100.0%	102.7%	99.4%	- 3.2%
New Listings	0	1	--	3	5	+ 66.7%

* 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

