

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	7	5	- 28.6%	61	68	+ 11.5%
Closed Sales	5	9	+ 80.0%	56	61	+ 8.9%
Median Sales Price*	\$450,000	\$475,000	+ 5.6%	\$325,000	\$403,500	+ 24.2%
Inventory of Homes for Sale	16	2	- 87.5%	--	--	--
Months Supply of Inventory	2.7	0.3	- 88.9%	--	--	--
Cumulative Days on Market Until Sale	37	42	+ 13.5%	44	32	- 27.3%
Percent of Original List Price Received*	96.2%	98.7%	+ 2.6%	98.6%	102.6%	+ 4.1%
New Listings	11	1	- 90.9%	72	70	- 2.8%

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

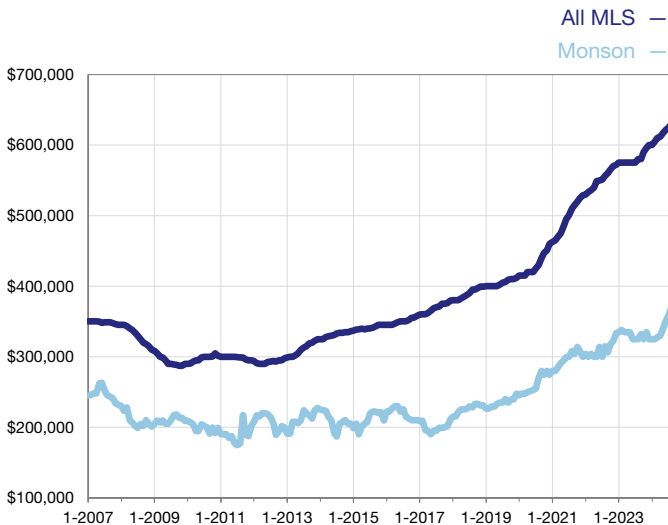
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	0	- 100.0%	1	2	+ 100.0%
Median Sales Price*	\$380,000	\$0	- 100.0%	\$380,000	\$407,000	+ 7.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	9	123	+ 1,266.7%
Percent of Original List Price Received*	108.6%	0.0%	- 100.0%	108.6%	95.9%	- 11.7%
New Listings	0	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

