

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Montague

### Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	9	+ 200.0%	38	45	+ 18.4%
Closed Sales	2	2	0.0%	38	38	0.0%
Median Sales Price*	\$218,500	<b>\$285,250</b>	+ 30.5%	\$302,500	<b>\$308,750</b>	+ 2.1%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.7	0.9	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	16	21	+ 31.3%	28	24	- 14.3%
Percent of Original List Price Received*	105.4%	95.1%	- 9.8%	101.0%	101.7%	+ 0.7%
New Listings	7	8	+ 14.3%	46	48	+ 4.3%

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

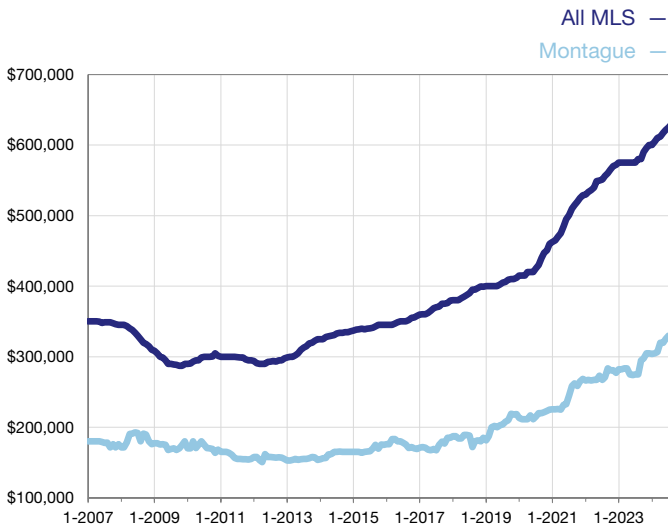
### Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	6	+ 100.0%
Closed Sales	0	2	--	3	6	+ 100.0%
Median Sales Price*	\$0	<b>\$203,000</b>	--	\$235,000	<b>\$205,000</b>	- 12.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	16	--	11	29	+ 163.6%
Percent of Original List Price Received*	0.0%	108.1%	--	102.7%	102.3%	- 0.4%
New Listings	0	0	--	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

