

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Monson

### Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	3	- 62.5%	69	69	0.0%
Closed Sales	5	3	- 40.0%	61	65	+ 6.6%
Median Sales Price*	\$385,000	<b>\$420,100</b>	+ 9.1%	\$325,000	<b>\$410,000</b>	+ 26.2%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	1.8	0.6	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	22	40	+ 81.8%	42	32	- 23.8%
Percent of Original List Price Received*	97.1%	<b>98.3%</b>	+ 1.2%	98.5%	<b>102.2%</b>	+ 3.8%
New Listings	5	3	- 40.0%	77	73	- 5.2%

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

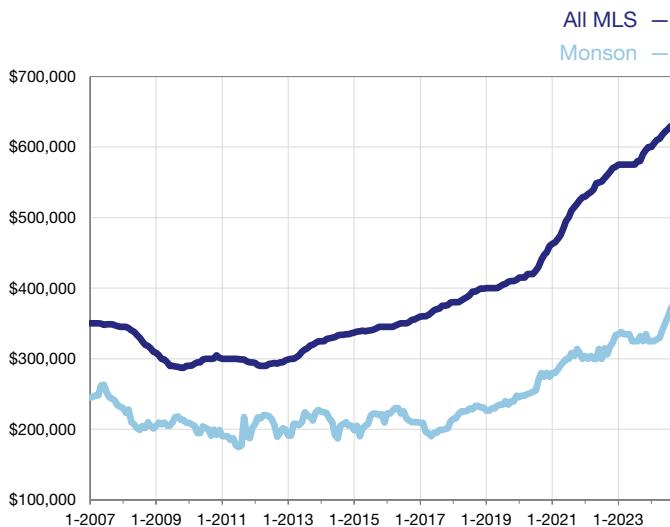
### Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$380,000	<b>\$407,000</b>	+ 7.1%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	9	123	+ 1,266.7%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	108.6%	<b>95.9%</b>	- 11.7%
New Listings	2	0	- 100.0%	3	2	- 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

