

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

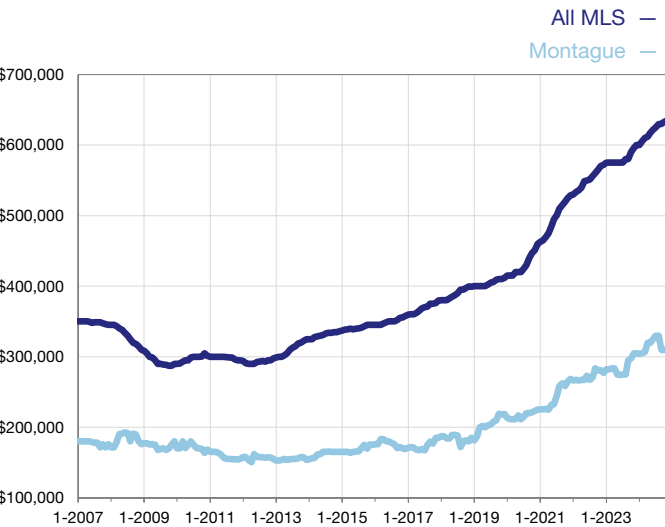
Single-Family Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				5	3	- 40.0%	43	48	+ 11.6%
Closed Sales				5	9	+ 80.0%	43	47	+ 9.3%
Median Sales Price*				\$352,500	\$310,000	- 12.1%	\$305,000	\$310,000	+ 1.6%
Inventory of Homes for Sale				8	4	- 50.0%	--	--	--
Months Supply of Inventory				1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale				36	21	- 41.7%	29	24	- 17.2%
Percent of Original List Price Received*				96.9%	107.6%	+ 11.0%	100.5%	102.8%	+ 2.3%
New Listings				2	4	+ 100.0%	48	52	+ 8.3%

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

Condominium Properties				November			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	3	6	+ 100.0%
Closed Sales				0	0	--	3	6	+ 100.0%
Median Sales Price*				\$0	\$0	--	\$235,000	\$205,000	- 12.8%
Inventory of Homes for Sale				1	0	- 100.0%	--	--	--
Months Supply of Inventory				1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	11	29	+ 163.6%
Percent of Original List Price Received*				0.0%	0.0%	--	102.7%	102.3%	- 0.4%
New Listings				1	0	- 100.0%	4	5	+ 25.0%

* 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

