

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

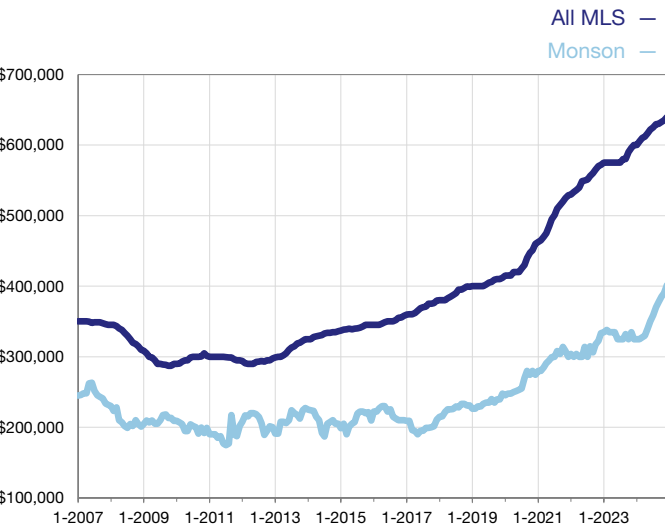
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	74	70	- 5.4%
Closed Sales	12	3	- 75.0%	73	68	- 6.8%
Median Sales Price*	\$309,500	\$210,000	- 32.1%	\$325,000	\$401,750	+ 23.6%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	51	77	+ 51.0%	44	34	- 22.7%
Percent of Original List Price Received*	97.9%	97.6%	- 0.3%	98.4%	102.0%	+ 3.7%
New Listings	2	3	+ 50.0%	79	76	- 3.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	1	3	+ 200.0%
Closed Sales	0	1	--	1	3	+ 200.0%
Median Sales Price*	\$0	\$486,000	--	\$380,000	\$486,000	+ 27.9%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	337	--	9	194	+ 2,055.6%
Percent of Original List Price Received*	0.0%	99.4%	--	108.6%	97.1%	- 10.6%
New Listings	0	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

