

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Montague

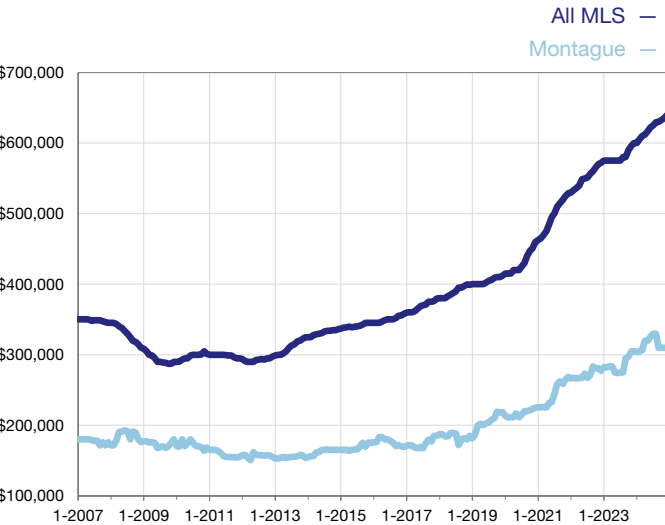
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	47	52	+ 10.6%
Closed Sales	6	2	- 66.7%	49	49	0.0%
Median Sales Price*	\$314,050	\$325,000	+ 3.5%	\$305,000	\$310,000	+ 1.6%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.3%	29	24	- 17.2%
Percent of Original List Price Received*	100.6%	100.0%	- 0.6%	100.5%	102.7%	+ 2.2%
New Listings	2	4	+ 100.0%	50	56	+ 12.0%

\* 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	--	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	0	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

