

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

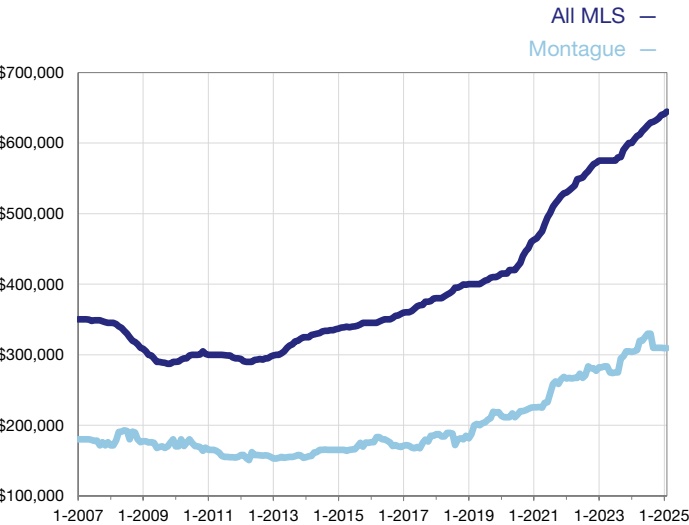
Single-Family Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				6	6	0.0%	8	8	0.0%
Closed Sales				4	4	0.0%	6	9	+ 50.0%
Median Sales Price*				\$344,950	\$387,500	+ 12.3%	\$382,500	\$306,500	- 19.9%
Inventory of Homes for Sale				2	3	+ 50.0%	--	--	--
Months Supply of Inventory				0.5	0.7	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale				72	22	- 69.4%	52	29	- 44.2%
Percent of Original List Price Received*				86.3%	105.2%	+ 21.9%	93.6%	100.5%	+ 7.4%
New Listings				6	3	- 50.0%	8	6	- 25.0%

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

Condominium Properties				February			Year to Date		
Key Metrics				2024	2025	+ / -	2024	2025	+ / -
Pending Sales				0	0	--	0	0	--
Closed Sales				0	0	--	0	0	--
Median Sales Price*				\$0	\$0	--	\$0	\$0	--
Inventory of Homes for Sale				3	1	- 66.7%	--	--	--
Months Supply of Inventory				3.0	0.5	- 83.3%	--	--	--
Cumulative Days on Market Until Sale				0	0	--	0	0	--
Percent of Original List Price Received*				0.0%	0.0%	--	0.0%	0.0%	--
New Listings				1	1	0.0%	2	1	- 50.0%

* 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

