

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	2	- 50.0%	68	62	- 8.8%
Closed Sales	3	5	+ 66.7%	68	62	- 8.8%
Median Sales Price*	\$210,000	\$520,000	+ 147.6%	\$401,750	\$432,500	+ 7.7%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--
Cumulative Days on Market Until Sale	77	60	- 22.1%	34	37	+ 8.8%
Percent of Original List Price Received*	97.6%	96.9%	- 0.7%	102.0%	98.6%	- 3.3%
New Listings	3	4	+ 33.3%	76	80	+ 5.3%

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

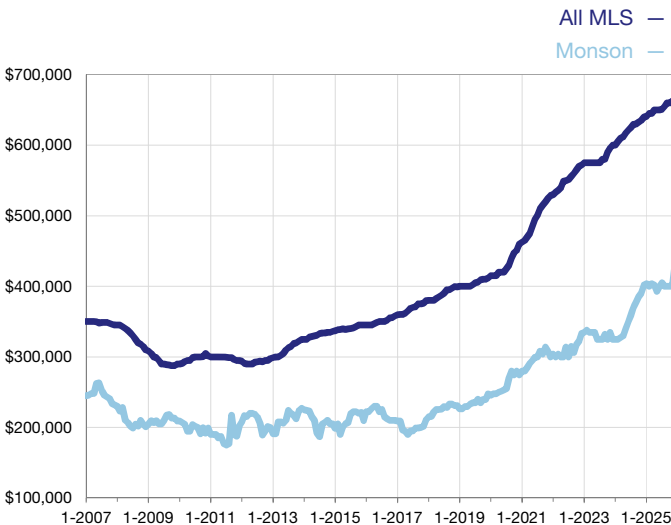
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	3	5	+ 66.7%
Closed Sales	1	0	- 100.0%	3	4	+ 33.3%
Median Sales Price*	\$486,000	\$0	- 100.0%	\$486,000	\$340,500	- 29.9%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	337	0	- 100.0%	194	33	- 83.0%
Percent of Original List Price Received*	99.4%	0.0%	- 100.0%	97.1%	99.2%	+ 2.2%
New Listings	0	1	--	2	6	+ 200.0%

* 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

