

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Montague

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	2	- 66.7%	52	59	+ 13.5%
Closed Sales	2	5	+ 150.0%	49	62	+ 26.5%
Median Sales Price*	\$325,000	<b>\$365,000</b>	+ 12.3%	\$310,000	<b>\$335,000</b>	+ 8.1%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.2	<b>0.8</b>	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	32	<b>22</b>	- 31.3%	24	<b>31</b>	+ 29.2%
Percent of Original List Price Received*	100.0%	<b>104.7%</b>	+ 4.7%	102.7%	<b>99.4%</b>	- 3.2%
New Listings	4	1	- 75.0%	56	59	+ 5.4%

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

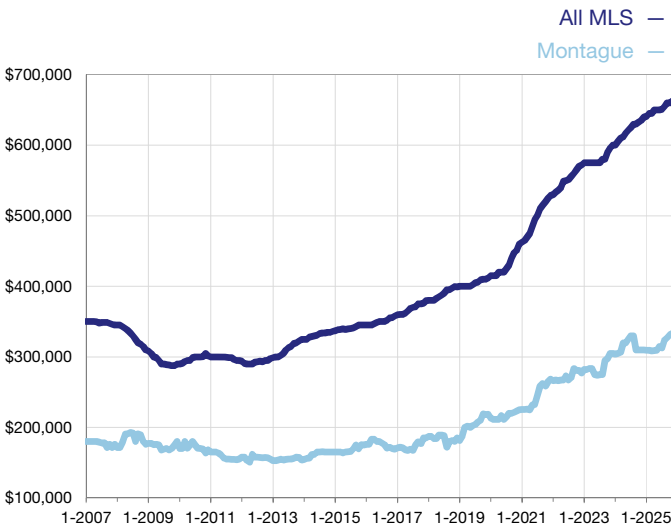
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	6	8	+ 33.3%
Closed Sales	0	1	--	6	8	+ 33.3%
Median Sales Price*	\$0	<b>\$290,000</b>	--	\$205,000	<b>\$251,000</b>	+ 22.4%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	<b>83</b>	--	29	<b>33</b>	+ 13.8%
Percent of Original List Price Received*	0.0%	<b>89.2%</b>	--	102.3%	<b>99.7%</b>	- 2.5%
New Listings	0	0	--	5	9	+ 80.0%

\* 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

