

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Monson

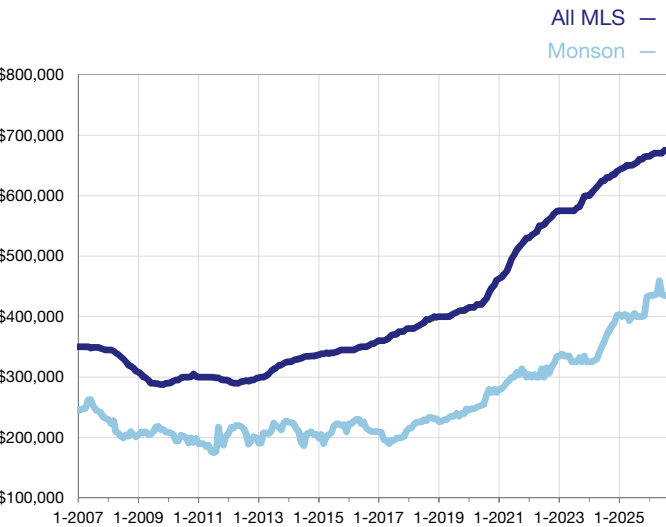
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	5	9	+ 80.0%	39	49	+ 25.6%
Closed Sales	5	10	+ 100.0%	36	44	+ 22.2%
Median Sales Price*	\$400,000	\$435,500	+ 8.9%	\$402,000	\$422,950	+ 5.2%
Inventory of Homes for Sale	26	25	- 3.8%	--	--	--
Months Supply of Inventory	5.1	4.2	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	32	45	+ 40.6%
Percent of Original List Price Received*	102.6%	100.6%	- 1.9%	99.2%	100.5%	+ 1.3%
New Listings	11	10	- 9.1%	60	70	+ 16.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	0	- 100.0%	4	3	- 25.0%
Closed Sales	0	1	--	1	4	+ 300.0%
Median Sales Price*	\$0	\$340,000	--	\$350,000	\$287,000	- 18.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	26	--	38	17	- 55.3%
Percent of Original List Price Received*	0.0%	106.3%	--	97.2%	102.8%	+ 5.8%
New Listings	1	0	- 100.0%	4	3	- 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

