

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

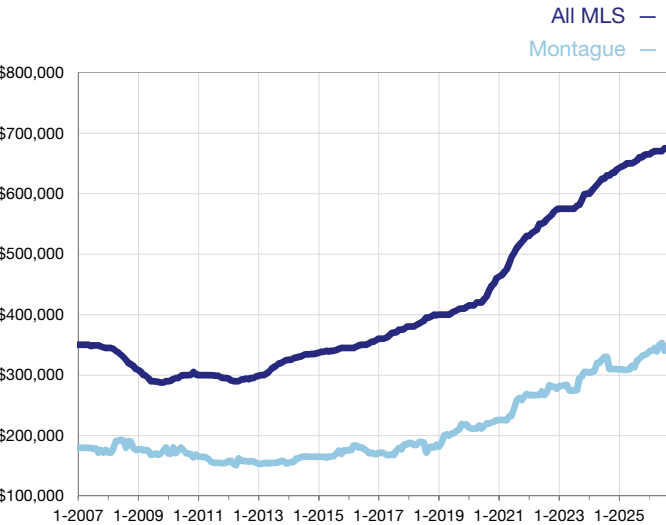
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	12	+ 500.0%	43	32	- 25.6%
Closed Sales	11	6	- 45.5%	46	26	- 43.5%
Median Sales Price*	\$353,000	\$460,000	+ 30.3%	\$328,450	\$354,000	+ 7.8%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	32	73	+ 128.1%	30	45	+ 50.0%
Percent of Original List Price Received*	97.2%	99.1%	+ 2.0%	99.5%	99.4%	- 0.1%
New Listings	2	10	+ 400.0%	43	38	- 11.6%

* 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	0	1	--	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	5	2	- 60.0%
Median Sales Price*	\$260,000	\$0	- 100.0%	\$252,000	\$253,600	+ 0.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	2	0	- 100.0%	28	47	+ 67.9%
Percent of Original List Price Received*	104.0%	0.0%	- 100.0%	100.9%	94.4%	- 6.4%
New Listings	3	1	- 66.7%	8	5	- 37.5%

* 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

