

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Montague

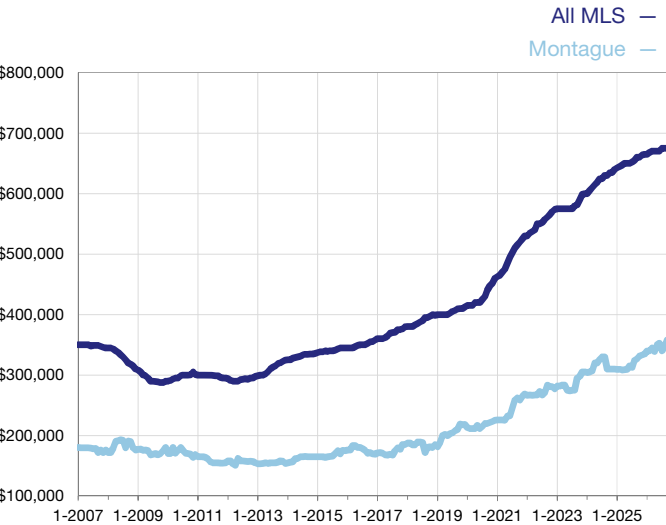
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	8	+ 300.0%	45	38	- 15.6%
Closed Sales	4	7	+ 75.0%	50	33	- 34.0%
Median Sales Price*	\$334,150	\$382,000	+ 14.3%	\$331,600	\$375,000	+ 13.1%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	33	13	- 60.6%	30	39	+ 30.0%
Percent of Original List Price Received*	95.1%	101.5%	+ 6.7%	99.1%	99.9%	+ 0.8%
New Listings	4	9	+ 125.0%	47	47	0.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	6	4	- 33.3%
Closed Sales	0	2	--	5	4	- 20.0%
Median Sales Price*	\$0	\$256,904	--	\$252,000	\$253,600	+ 0.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.5	1.3	- 13.3%	--	--	--
Cumulative Days on Market Until Sale	0	52	--	28	50	+ 78.6%
Percent of Original List Price Received*	0.0%	99.7%	--	100.9%	97.1%	- 3.8%
New Listings	1	1	0.0%	9	6	- 33.3%

* 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

