Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Monson

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	8	**10**	+ 25.0%	54	**62**	+ 14.8%
Closed Sales	6	**5**	- 16.7%	51	**55**	+ 7.8%
Median Sales Price*	$505,768	**$390,000**	- 22.9%	$400,000	**$415,000**	+ 3.8%
Inventory of Homes for Sale	16	**22**	+ 37.5%	--	--	--
Months Supply of Inventory	3.0	**3.8**	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	30	**33**	+ 10.0%	33	**42**	+ 27.3%
Percent of Original List Price Received*	99.1%	**97.5%**	- 1.6%	98.9%	**100.1%**	+ 1.2%
New Listings	7	**10**	+ 42.9%	70	**86**	+ 22.9%

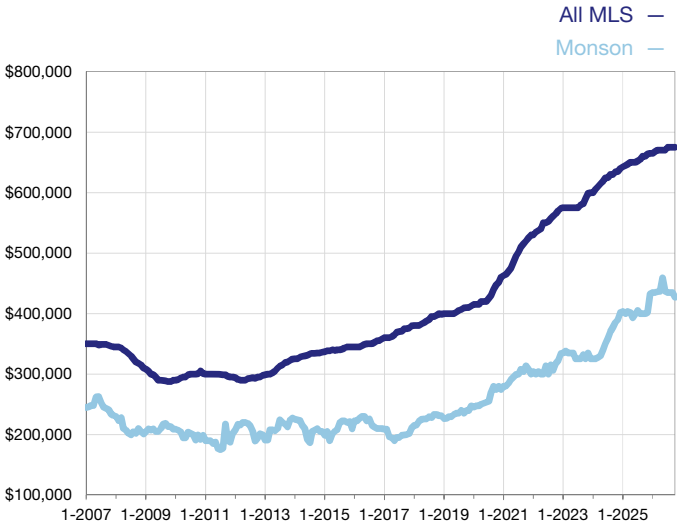
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

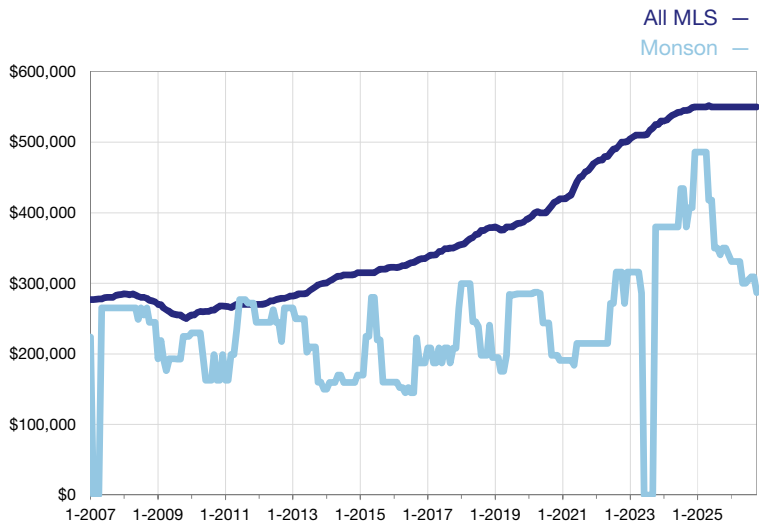
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	4	**3**	- 25.0%
Closed Sales	1	**0**	- 100.0%	4	**4**	0.0%
Median Sales Price*	$428,500	**$0**	- 100.0%	$340,500	**$287,000**	- 15.7%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	0.0	**0.0**	--	--	--	--
Cumulative Days on Market Until Sale	14	**0**	- 100.0%	33	**17**	- 48.5%
Percent of Original List Price Received*	102.0%	**0.0%**	- 100.0%	99.2%	**102.8%**	+ 3.6%
New Listings	0	**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



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