Local Market Update – October 2026

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

Montague

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	6	**3**	- 50.0%	51	**41**	- 19.6%
Closed Sales	1	**5**	+ 400.0%	51	**38**	- 25.5%
Median Sales Price*	$375,000	**$320,000**	- 14.7%	$333,300	**$366,500**	+ 10.0%
Inventory of Homes for Sale	8	**10**	+ 25.0%	--	--	--
Months Supply of Inventory	1.7	**2.4**	+ 41.2%	--	--	--
Cumulative Days on Market Until Sale	15	**17**	+ 13.3%	30	**36**	+ 20.0%
Percent of Original List Price Received*	101.4%	**104.1%**	+ 2.7%	99.2%	**100.4%**	+ 1.2%
New Listings	7	**6**	- 14.3%	54	**53**	- 1.9%

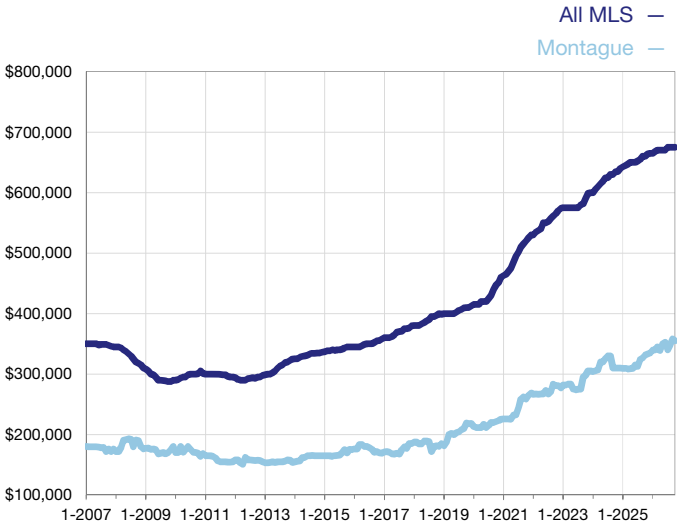
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

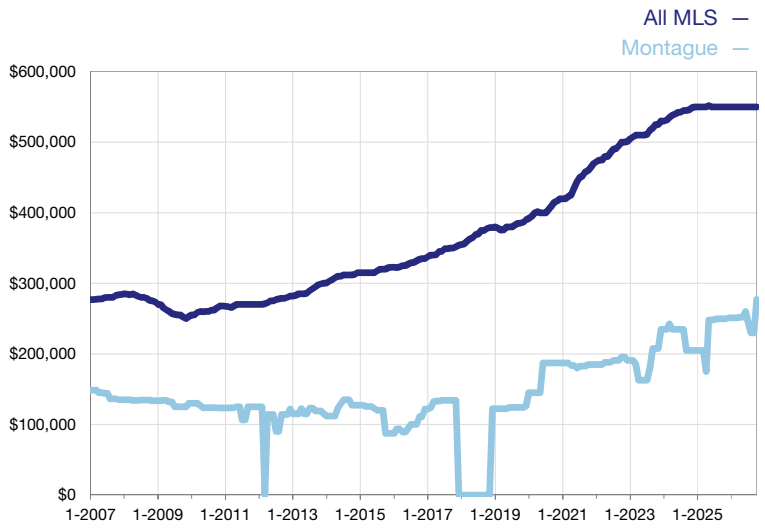
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**1**	- 50.0%	8	**5**	- 37.5%
Closed Sales	2	**0**	- 100.0%	7	**4**	- 42.9%
Median Sales Price*	$190,500	**$0**	- 100.0%	$250,000	**$253,600**	+ 1.4%
Inventory of Homes for Sale	1	**1**	0.0%	--	--	--
Months Supply of Inventory	0.5	**0.8**	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	19	**0**	- 100.0%	26	**50**	+ 92.3%
Percent of Original List Price Received*	101.7%	**0.0%**	- 100.0%	101.1%	**97.1%**	- 4.0%
New Listings	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



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