

# Local Market Update – November 2016

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	5	12	+ 140.0%	120	118	- 1.7%
Closed Sales	15	10	- 33.3%	117	106	- 9.4%
Median Sales Price*	\$267,000	<b>\$307,500</b>	+ 15.2%	\$265,000	<b>\$258,400</b>	- 2.5%
Inventory of Homes for Sale	39	15	- 61.5%	--	--	--
Months Supply of Inventory	3.7	1.6	- 56.8%	--	--	--
Cumulative Days on Market Until Sale	112	37	- 67.0%	124	100	- 19.4%
Percent of Original List Price Received*	94.6%	<b>97.2%</b>	+ 2.7%	93.7%	<b>97.2%</b>	+ 3.7%
New Listings	10	7	- 30.0%	148	134	- 9.5%

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

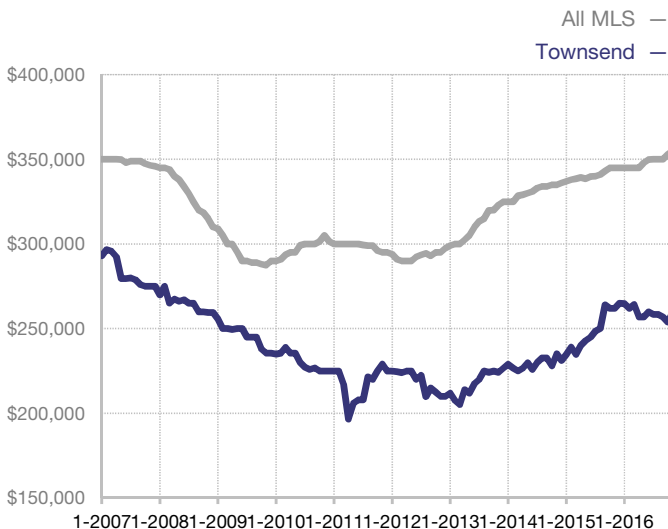
### Condominium Properties

Key Metrics	November			Year to Date		
	2015	2016	+ / -	2015	2016	+ / -
Pending Sales	0	0	--	7	9	+ 28.6%
Closed Sales	1	1	0.0%	7	9	+ 28.6%
Median Sales Price*	\$128,000	<b>\$64,900</b>	- 49.3%	\$152,000	<b>\$165,000</b>	+ 8.6%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	140	11	- 92.1%	152	75	- 50.7%
Percent of Original List Price Received*	91.5%	<b>100.0%</b>	+ 9.3%	92.4%	<b>96.8%</b>	+ 4.8%
New Listings	0	2	--	10	19	+ 90.0%

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

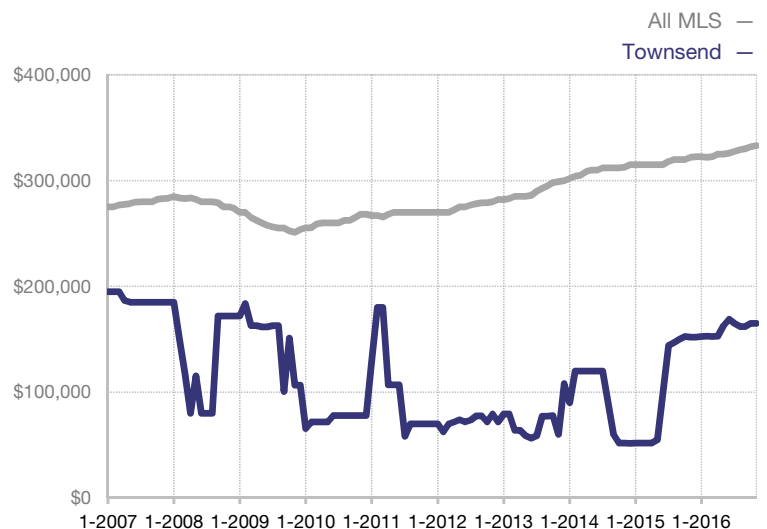
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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