

Local Market Update – November 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	14	+ 250.0%	111	113	+ 1.8%
Closed Sales	15	7	- 53.3%	110	108	- 1.8%
Median Sales Price*	\$285,000	\$350,000	+ 22.8%	\$302,750	\$314,500	+ 3.9%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--
Cumulative Days on Market Until Sale	46	84	+ 82.6%	46	68	+ 47.8%
Percent of Original List Price Received*	98.3%	93.7%	- 4.7%	98.6%	96.4%	- 2.2%
New Listings	5	6	+ 20.0%	135	146	+ 8.1%

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

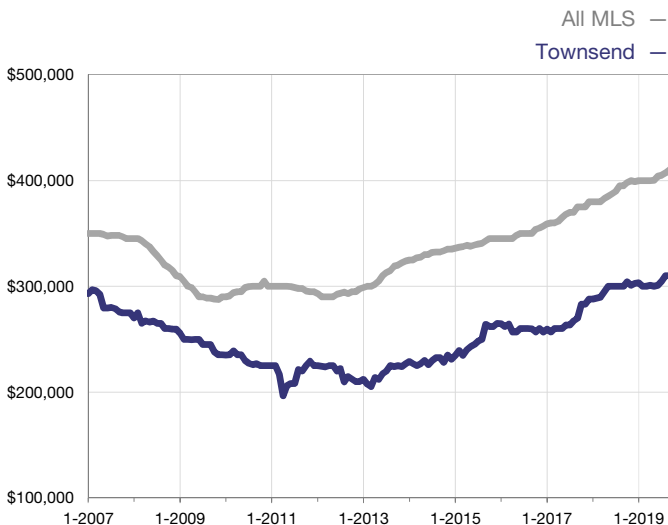
Condominium Properties

Key Metrics	November			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	2	0	- 100.0%	8	8	0.0%
Closed Sales	0	0	--	8	7	- 12.5%
Median Sales Price*	\$0	\$0	--	\$164,900	\$75,000	- 54.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	34	61	+ 79.4%
Percent of Original List Price Received*	0.0%	0.0%	--	95.0%	96.1%	+ 1.2%
New Listings	1	0	- 100.0%	12	13	+ 8.3%

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

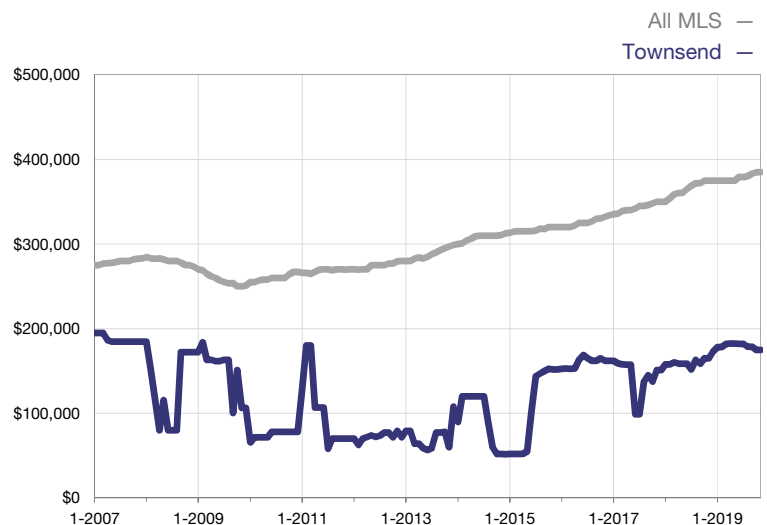
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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