

Local Market Update – June 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	12	- 14.3%	51	56	+ 9.8%
Closed Sales	14	14	0.0%	41	55	+ 34.1%
Median Sales Price*	\$475,000	\$412,500	- 13.2%	\$400,000	\$420,000	+ 5.0%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	16	17	+ 6.3%	18	32	+ 77.8%
Percent of Original List Price Received*	111.0%	107.0%	- 3.6%	107.1%	103.4%	- 3.5%
New Listings	20	15	- 25.0%	59	64	+ 8.5%

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

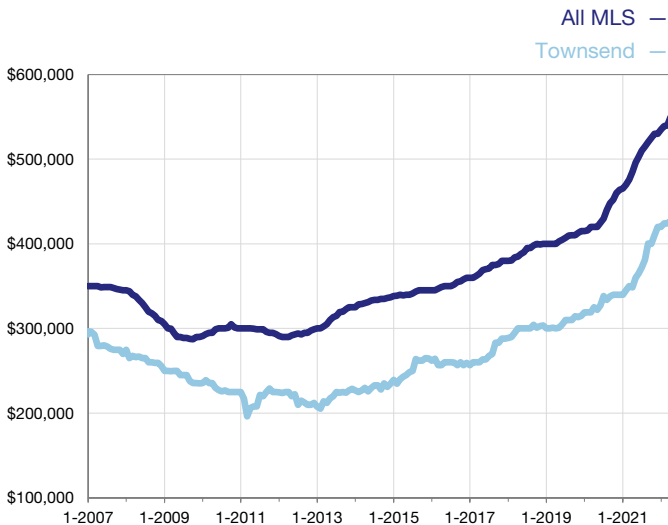
Condominium Properties

Key Metrics	June			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	5	6	+ 20.0%
Closed Sales	0	1	--	5	6	+ 20.0%
Median Sales Price*	\$0	\$235,000	--	\$235,000	\$125,000	- 46.8%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.6	--	--	--	--
Cumulative Days on Market Until Sale	0	2	--	34	8	- 76.5%
Percent of Original List Price Received*	0.0%	109.3%	--	98.0%	100.5%	+ 2.6%
New Listings	0	1	--	5	7	+ 40.0%

* 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

