

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	10	6	- 40.0%	126	106	- 15.9%
Closed Sales	10	11	+ 10.0%	122	116	- 4.9%
Median Sales Price*	\$397,500	<b>\$475,000</b>	+ 19.5%	\$410,000	<b>\$450,000</b>	+ 9.8%
Inventory of Homes for Sale	11	2	- 81.8%	--	--	--
Months Supply of Inventory	1.0	0.2	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	28	41	+ 46.4%	26	31	+ 19.2%
Percent of Original List Price Received*	99.2%	97.4%	- 1.8%	104.3%	101.9%	- 2.3%
New Listings	3	1	- 66.7%	141	106	- 24.8%

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

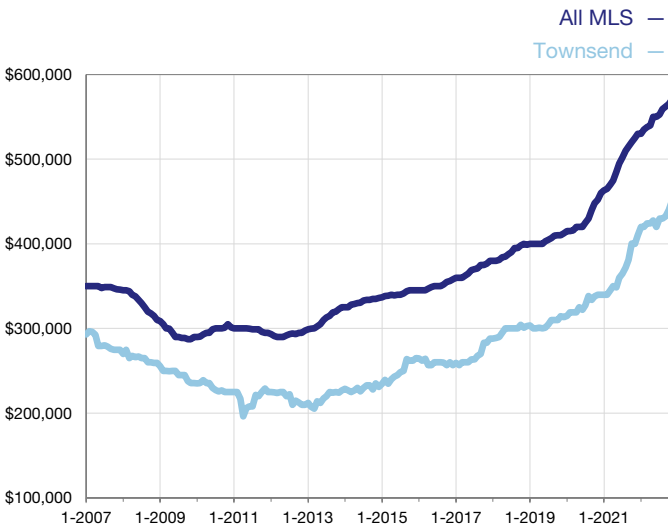
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	0	--	15	9	- 40.0%
Closed Sales	2	1	- 50.0%	16	9	- 43.8%
Median Sales Price*	\$102,500	<b>\$272,500</b>	+ 165.9%	\$102,500	<b>\$125,000</b>	+ 22.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	14	104	+ 642.9%	21	22	+ 4.8%
Percent of Original List Price Received*	99.6%	90.9%	- 8.7%	98.7%	98.5%	- 0.2%
New Listings	0	0	--	16	9	- 43.8%

\* 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

