

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	9	14	+ 55.6%	70	70	0.0%
Closed Sales	15	19	+ 26.7%	58	64	+ 10.3%
Median Sales Price*	\$300,000	\$313,000	+ 4.3%	\$312,000	\$311,250	- 0.2%
Inventory of Homes for Sale	32	15	- 53.1%	--	--	--
Months Supply of Inventory	3.4	1.5	- 55.9%	--	--	--
Cumulative Days on Market Until Sale	25	74	+ 196.0%	42	71	+ 69.0%
Percent of Original List Price Received*	99.9%	95.5%	- 4.4%	98.6%	96.7%	- 1.9%
New Listings	15	8	- 46.7%	95	85	- 10.5%

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

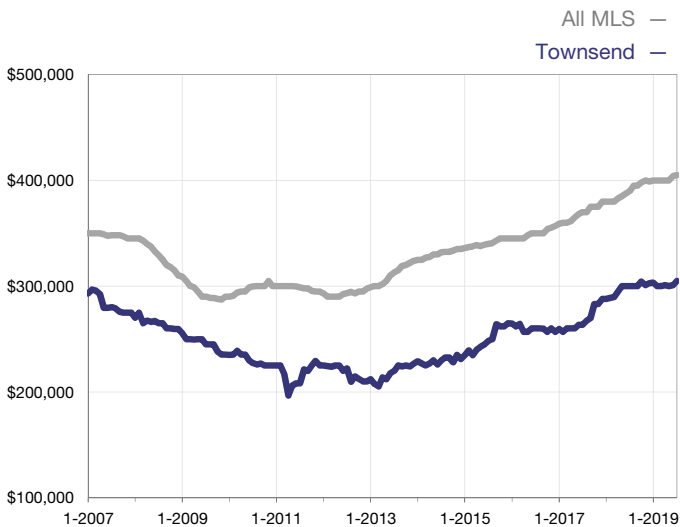
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	1	3	+ 200.0%	5	7	+ 40.0%
Closed Sales	1	1	0.0%	5	4	- 20.0%
Median Sales Price*	\$64,000	\$65,500	+ 2.3%	\$64,000	\$121,250	+ 89.5%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.6	--	--	--	--
Cumulative Days on Market Until Sale	16	44	+ 175.0%	39	37	- 5.1%
Percent of Original List Price Received*	91.6%	93.7%	+ 2.3%	93.1%	97.3%	+ 4.5%
New Listings	1	1	0.0%	8	11	+ 37.5%

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

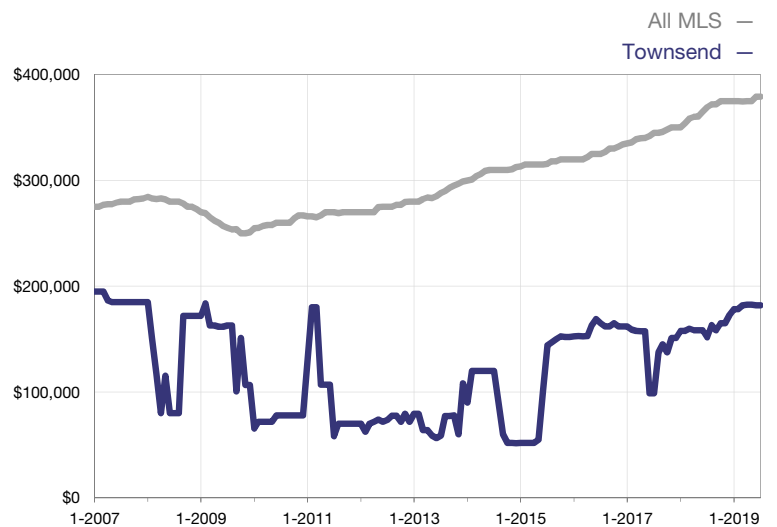
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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