

# Local Market Update – October 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	13	9	- 30.8%	107	103	- 3.7%
Closed Sales	7	12	+ 71.4%	95	101	+ 6.3%
Median Sales Price*	\$405,000	<b>\$322,000</b>	- 20.5%	\$310,000	<b>\$313,000</b>	+ 1.0%
Inventory of Homes for Sale	23	30	+ 30.4%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--
Cumulative Days on Market Until Sale	55	57	+ 3.6%	46	67	+ 45.7%
Percent of Original List Price Received*	98.4%	<b>96.3%</b>	- 2.1%	98.6%	<b>96.6%</b>	- 2.0%
New Listings	12	10	- 16.7%	130	140	+ 7.7%

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

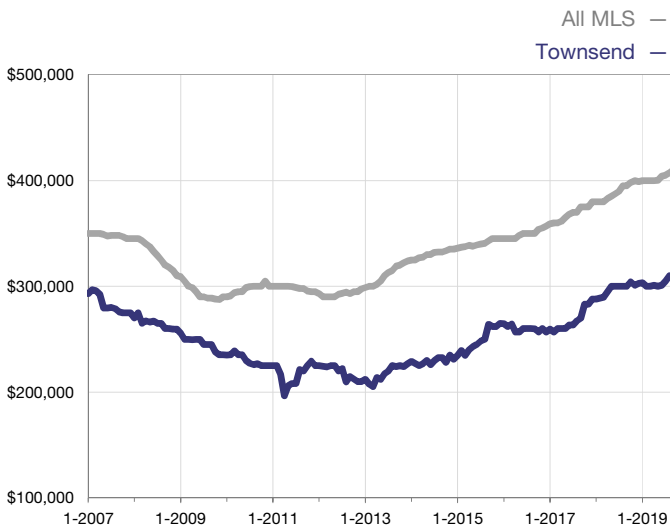
### Condominium Properties

Key Metrics	October			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	0	--	6	8	+ 33.3%
Closed Sales	1	0	- 100.0%	8	7	- 12.5%
Median Sales Price*	\$185,900	<b>\$0</b>	- 100.0%	\$164,900	<b>\$75,000</b>	- 54.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	9	0	- 100.0%	34	61	+ 79.4%
Percent of Original List Price Received*	100.0%	<b>0.0%</b>	- 100.0%	95.0%	<b>96.1%</b>	+ 1.2%
New Listings	1	1	0.0%	11	13	+ 18.2%

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

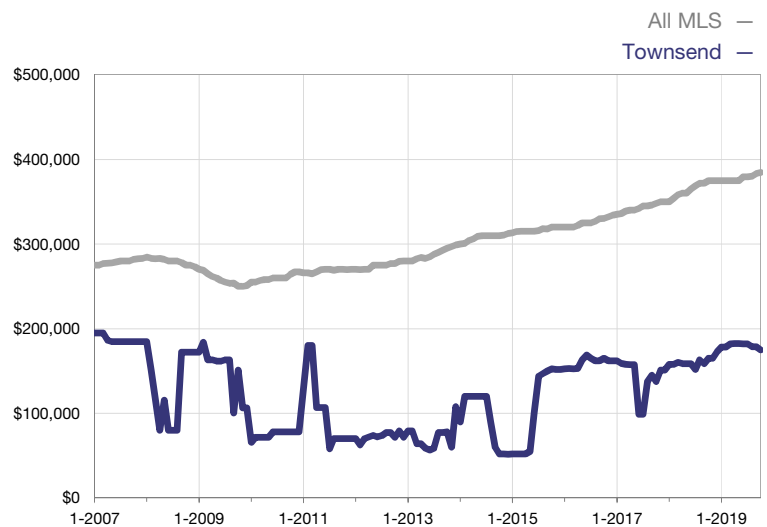
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

