

# Local Market Update – March 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	10	10	0.0%	27	19	- 29.6%
Closed Sales	11	3	- 72.7%	25	14	- 44.0%
Median Sales Price*	\$317,000	<b>\$358,000</b>	+ 12.9%	\$320,000	<b>\$337,000</b>	+ 5.3%
Inventory of Homes for Sale	14	2	- 85.7%	--	--	--
Months Supply of Inventory	1.3	0.2	- 84.6%	--	--	--
Cumulative Days on Market Until Sale	53	18	- 66.0%	58	23	- 60.3%
Percent of Original List Price Received*	98.5%	<b>104.2%</b>	+ 5.8%	97.3%	<b>103.5%</b>	+ 6.4%
New Listings	9	9	0.0%	27	19	- 29.6%

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

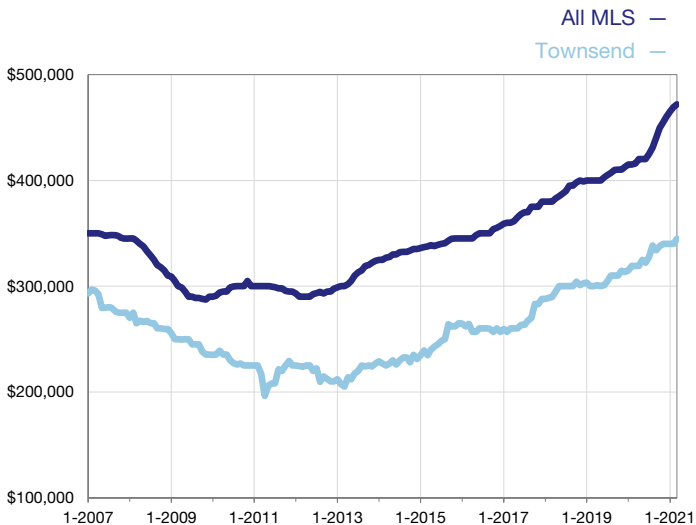
### Condominium Properties

Key Metrics	March			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	1	--	1	3	+ 200.0%
Closed Sales	1	2	+ 100.0%	2	3	+ 50.0%
Median Sales Price*	\$85,000	<b>\$159,000</b>	+ 87.1%	\$76,000	<b>\$235,000</b>	+ 209.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.3	0.5	- 78.3%	--	--	--
Cumulative Days on Market Until Sale	23	39	+ 69.6%	46	33	- 28.3%
Percent of Original List Price Received*	97.1%	<b>96.6%</b>	- 0.5%	96.5%	<b>97.7%</b>	+ 1.2%
New Listings	3	2	- 33.3%	4	4	0.0%

\* 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

