

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	12	+ 100.0%	33	31	- 6.1%
Closed Sales	5	8	+ 60.0%	30	22	- 26.7%
Median Sales Price*	\$269,000	\$480,000	+ 78.4%	\$318,500	\$367,750	+ 15.5%
Inventory of Homes for Sale	12	2	- 83.3%	--	--	--
Months Supply of Inventory	1.1	0.2	- 81.8%	--	--	--
Cumulative Days on Market Until Sale	137	17	- 87.6%	71	21	- 70.4%
Percent of Original List Price Received*	91.1%	105.7%	+ 16.0%	96.3%	104.3%	+ 8.3%
New Listings	4	12	+ 200.0%	31	31	0.0%

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

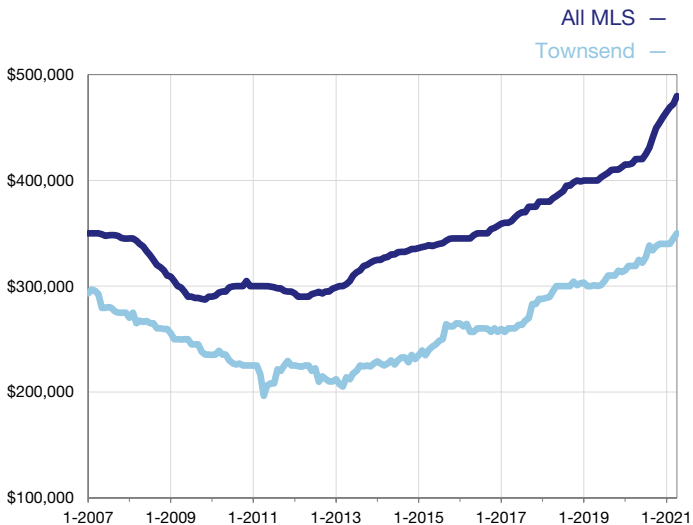
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$76,000	\$235,000	+ 209.2%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	46	33	- 28.3%
Percent of Original List Price Received*	0.0%	0.0%	--	96.5%	97.7%	+ 1.2%
New Listings	2	0	- 100.0%	6	4	- 33.3%

* 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

