

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	6	8	+ 33.3%	39	39	0.0%
Closed Sales	8	5	- 37.5%	38	27	- 28.9%
Median Sales Price*	\$362,800	\$415,000	+ 14.4%	\$338,950	\$370,500	+ 9.3%
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	73	11	- 84.9%	71	19	- 73.2%
Percent of Original List Price Received*	94.1%	108.5%	+ 15.3%	95.8%	105.1%	+ 9.7%
New Listings	7	8	+ 14.3%	38	39	+ 2.6%

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

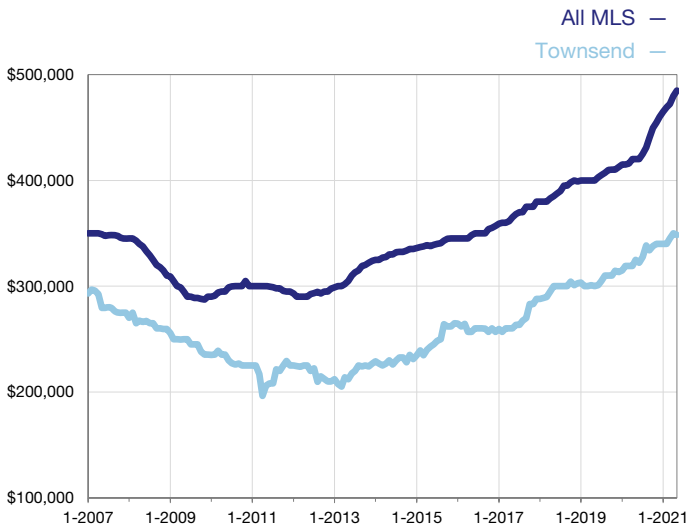
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	0	- 100.0%	3	4	+ 33.3%
Closed Sales	0	2	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$166,500	--	\$76,000	\$235,000	+ 209.2%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.1	0.5	- 76.2%	--	--	--
Cumulative Days on Market Until Sale	0	35	--	46	34	- 26.1%
Percent of Original List Price Received*	0.0%	98.3%	--	96.5%	98.0%	+ 1.6%
New Listings	1	1	0.0%	7	5	- 28.6%

* 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

