

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	6	- 33.3%	116	100	- 13.8%
Closed Sales	17	3	- 82.4%	112	105	- 6.3%
Median Sales Price*	\$390,000	\$540,000	+ 38.5%	\$410,000	\$450,000	+ 9.8%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	30	34	+ 13.3%	26	30	+ 15.4%
Percent of Original List Price Received*	103.0%	102.5%	- 0.5%	104.8%	102.4%	- 2.3%
New Listings	15	7	- 53.3%	138	105	- 23.9%

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

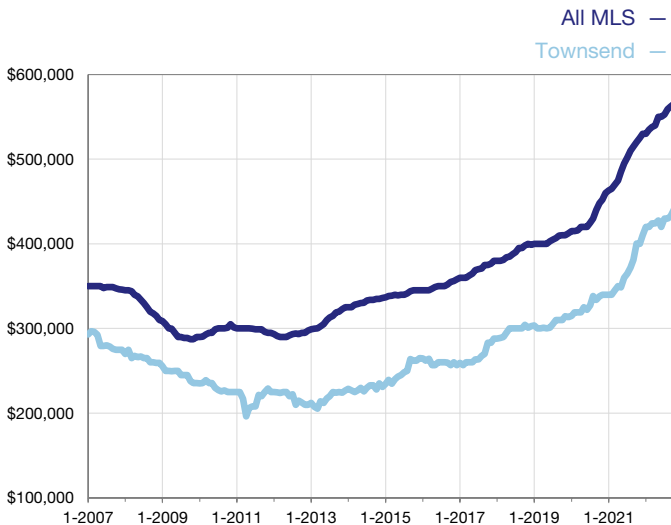
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	0	- 100.0%	15	9	- 40.0%
Closed Sales	2	1	- 50.0%	14	8	- 42.9%
Median Sales Price*	\$100,500	\$265,000	+ 163.7%	\$102,500	\$125,000	+ 22.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.6	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	18	32	+ 77.8%	23	12	- 47.8%
Percent of Original List Price Received*	99.5%	92.0%	- 7.5%	98.6%	99.5%	+ 0.9%
New Listings	3	0	- 100.0%	16	9	- 43.8%

* 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

