

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	4	- 63.6%	23	9	- 60.9%
Closed Sales	8	4	- 50.0%	27	9	- 66.7%
Median Sales Price*	\$546,750	<b>\$536,000</b>	- 2.0%	\$430,000	<b>\$525,000</b>	+ 22.1%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	1.1	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	49	16	- 67.3%	38	27	- 28.9%
Percent of Original List Price Received*	105.0%	<b>100.6%</b>	- 4.2%	99.5%	<b>101.9%</b>	+ 2.4%
New Listings	9	5	- 44.4%	18	14	- 22.2%

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

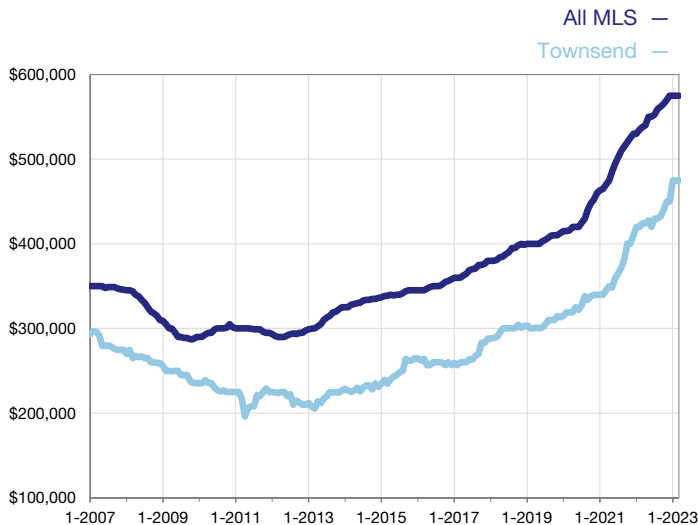
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	5	1	- 80.0%
Closed Sales	1	1	0.0%	4	1	- 75.0%
Median Sales Price*	\$125,000	<b>\$160,000</b>	+ 28.0%	\$112,500	<b>\$160,000</b>	+ 42.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	5	--	6	5	- 16.7%
Percent of Original List Price Received*	98.4%	<b>106.7%</b>	+ 8.4%	99.6%	<b>106.7%</b>	+ 7.1%
New Listings	2	0	- 100.0%	5	1	- 80.0%

\* 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

