

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	6	0.0%	29	15	- 48.3%
Closed Sales	8	4	- 50.0%	35	13	- 62.9%
Median Sales Price*	\$443,000	\$573,500	+ 29.5%	\$430,000	\$529,000	+ 23.0%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	0.9	0.7	- 22.2%	--	--	--
Cumulative Days on Market Until Sale	30	29	- 3.3%	37	27	- 27.0%
Percent of Original List Price Received*	106.2%	101.2%	- 4.7%	101.0%	101.7%	+ 0.7%
New Listings	11	3	- 72.7%	29	17	- 41.4%

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

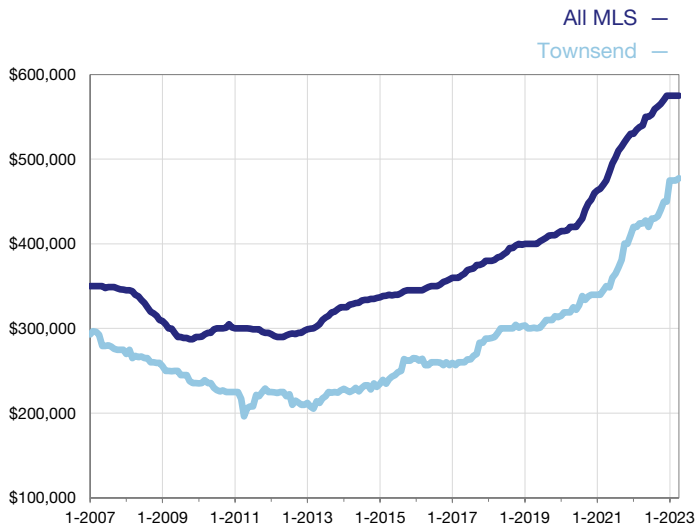
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	6	1	- 83.3%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$138,500	\$0	- 100.0%	\$125,000	\$160,000	+ 28.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	19	0	- 100.0%	9	5	- 44.4%
Percent of Original List Price Received*	94.9%	0.0%	- 100.0%	98.7%	106.7%	+ 8.1%
New Listings	1	0	- 100.0%	6	1	- 83.3%

* 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

