

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	7	- 41.7%	41	22	- 46.3%
Closed Sales	6	3	- 50.0%	41	16	- 61.0%
Median Sales Price*	\$446,500	<b>\$415,000</b>	- 7.1%	\$430,000	<b>\$496,000</b>	+ 15.3%
Inventory of Homes for Sale	16	7	- 56.3%	--	--	--
Months Supply of Inventory	1.5	1.0	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	41	43	+ 4.9%	37	30	- 18.9%
Percent of Original List Price Received*	108.4%	<b>106.3%</b>	- 1.9%	102.1%	<b>102.6%</b>	+ 0.5%
New Listings	18	11	- 38.9%	47	27	- 42.6%

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

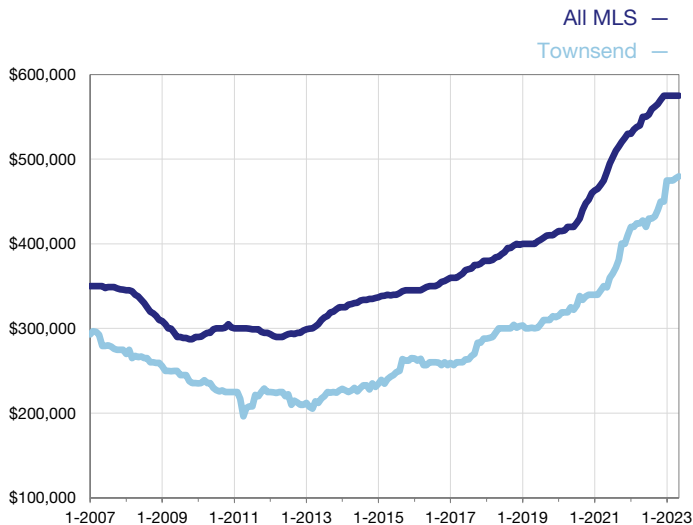
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	6	2	- 66.7%
Closed Sales	0	0	--	5	1	- 80.0%
Median Sales Price*	\$0	<b>\$0</b>	--	\$125,000	<b>\$160,000</b>	+ 28.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	9	5	- 44.4%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	98.7%	<b>106.7%</b>	+ 8.1%
New Listings	0	1	--	6	2	- 66.7%

\* 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

