

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	6	- 60.0%	56	27	- 51.8%
Closed Sales	14	4	- 71.4%	55	20	- 63.6%
Median Sales Price*	\$412,500	<b>\$485,615</b>	+ 17.7%	\$420,000	<b>\$496,000</b>	+ 18.1%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	17	0.0%	32	28	- 12.5%
Percent of Original List Price Received*	107.0%	<b>107.6%</b>	+ 0.6%	103.4%	<b>103.7%</b>	+ 0.3%
New Listings	15	8	- 46.7%	62	35	- 43.5%

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

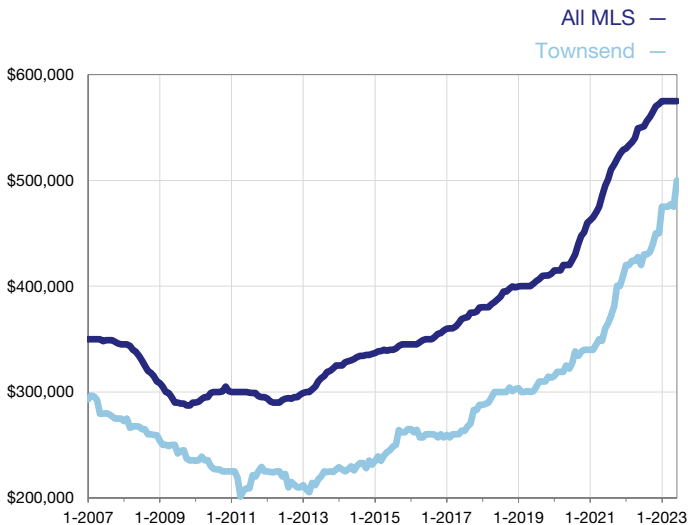
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	6	2	- 66.7%
Closed Sales	1	0	- 100.0%	6	1	- 83.3%
Median Sales Price*	\$235,000	<b>\$0</b>	- 100.0%	\$125,000	<b>\$160,000</b>	+ 28.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	2	0	- 100.0%	8	5	- 37.5%
Percent of Original List Price Received*	109.3%	<b>0.0%</b>	- 100.0%	100.5%	<b>106.7%</b>	+ 6.2%
New Listings	1	0	- 100.0%	7	2	- 71.4%

\* 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

