

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	11	8	- 27.3%	67	35	- 47.8%
Closed Sales	11	8	- 27.3%	66	28	- 57.6%
Median Sales Price*	\$450,000	\$482,500	+ 7.2%	\$430,000	\$491,000	+ 14.2%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--
Cumulative Days on Market Until Sale	23	16	- 30.4%	31	24	- 22.6%
Percent of Original List Price Received*	103.6%	102.3%	- 1.3%	103.4%	103.3%	- 0.1%
New Listings	12	6	- 50.0%	74	42	- 43.2%

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

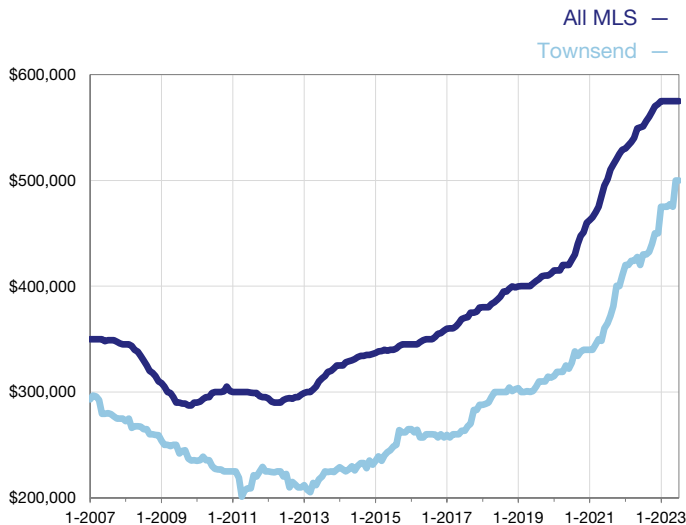
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	6	2	- 66.7%
Closed Sales	0	1	--	6	2	- 66.7%
Median Sales Price*	\$0	\$295,900	--	\$125,000	\$227,950	+ 82.4%
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	0	16	--	8	11	+ 37.5%
Percent of Original List Price Received*	0.0%	100.0%	--	100.5%	103.4%	+ 2.9%
New Listings	0	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

