

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

| Key Metrics                              | August    |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2022      | 2023             | + / -    | 2022         | 2023             | + / -   |
| Pending Sales                            | 15        | 11               | - 26.7%  | 82           | 42               | - 48.8% |
| Closed Sales                             | 18        | 8                | - 55.6%  | 84           | 36               | - 57.1% |
| Median Sales Price*                      | \$512,500 | <b>\$459,500</b> | - 10.3%  | \$442,500    | <b>\$478,000</b> | + 8.0%  |
| Inventory of Homes for Sale              | 9         | 11               | + 22.2%  | --           | --               | --      |
| Months Supply of Inventory               | 0.8       | 2.0              | + 150.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 26        | 38               | + 46.2%  | 30           | 27               | - 10.0% |
| Percent of Original List Price Received* | 101.0%    | <b>102.8%</b>    | + 1.8%   | 102.9%       | <b>103.2%</b>    | + 0.3%  |
| New Listings                             | 12        | 10               | - 16.7%  | 86           | 52               | - 39.5% |

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

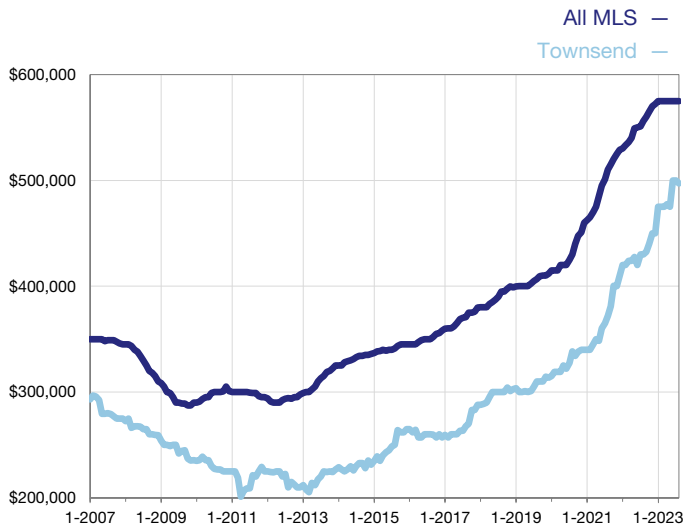
### Condominium Properties

| Key Metrics                              | August |                  |         | Year to Date |                  |         |
|--|--------|------------------|---------|--------------|------------------|---------|
|  | 2022   | 2023             | + / -   | 2022         | 2023             | + / -   |
| Pending Sales                            | 0      | 1                | --      | 6            | 3                | - 50.0% |
| Closed Sales                             | 0      | 1                | --      | 6            | 3                | - 50.0% |
| Median Sales Price*                      | \$0    | <b>\$150,000</b> | --      | \$125,000    | <b>\$160,000</b> | + 28.0% |
| Inventory of Homes for Sale              | 1      | 1                | 0.0%    | --           | --               | --      |
| Months Supply of Inventory               | 0.5    | 0.8              | + 60.0% | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 0      | 2                | --      | 8            | 8                | 0.0%    |
| Percent of Original List Price Received* | 0.0%   | <b>96.8%</b>     | --      | 100.5%       | <b>101.2%</b>    | + 0.7%  |
| New Listings                             | 0      | 2                | --      | 7            | 4                | - 42.9% |

\* 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

