

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	12	+ 20.0%	92	52	- 43.5%
Closed Sales	8	6	- 25.0%	92	42	- 54.3%
Median Sales Price*	\$500,000	\$487,950	- 2.4%	\$450,000	\$482,450	+ 7.2%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	0.5	1.8	+ 260.0%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 12.5%	30	28	- 6.7%
Percent of Original List Price Received*	99.2%	99.9%	+ 0.7%	102.6%	102.7%	+ 0.1%
New Listings	7	10	+ 42.9%	93	62	- 33.3%

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

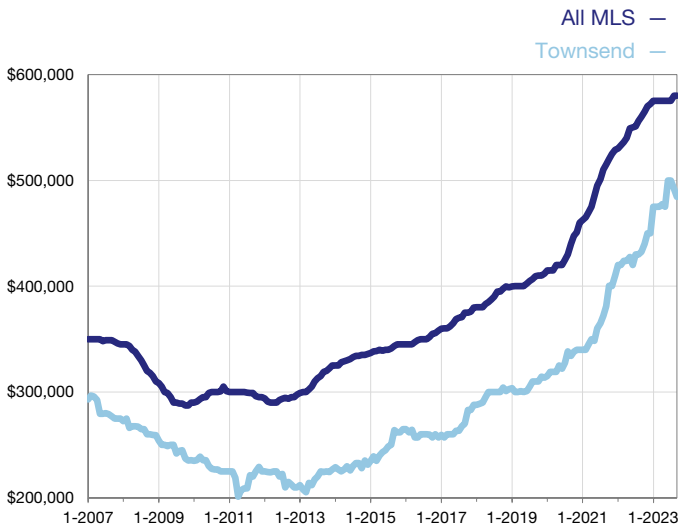
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	7	3	- 57.1%
Closed Sales	0	0	--	6	3	- 50.0%
Median Sales Price*	\$0	\$0	--	\$125,000	\$160,000	+ 28.0%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	8	8	0.0%
Percent of Original List Price Received*	0.0%	0.0%	--	100.5%	101.2%	+ 0.7%
New Listings	2	0	- 100.0%	9	4	- 55.6%

* 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

