

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	10	+ 400.0%	94	58	- 38.3%
Closed Sales	10	10	0.0%	102	52	- 49.0%
Median Sales Price*	\$484,500	\$470,000	- 3.0%	\$450,000	\$477,950	+ 6.2%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.7	1.6	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	25	22	- 12.0%	29	27	- 6.9%
Percent of Original List Price Received*	100.6%	97.7%	- 2.9%	102.4%	101.7%	- 0.7%
New Listings	4	6	+ 50.0%	97	68	- 29.9%

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

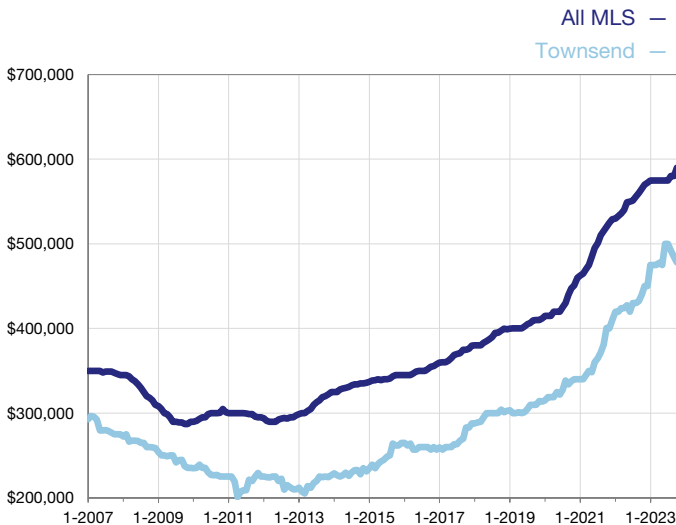
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	9	3	- 66.7%
Closed Sales	1	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$121,000	\$0	- 100.0%	\$125,000	\$160,000	+ 28.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	16	0	- 100.0%	9	8	- 11.1%
Percent of Original List Price Received*	100.8%	0.0%	- 100.0%	100.5%	101.2%	+ 0.7%
New Listings	0	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

