

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	4	- 33.3%	100	62	- 38.0%
Closed Sales	3	3	0.0%	105	55	- 47.6%
Median Sales Price*	\$540,000	\$750,000	+ 38.9%	\$450,000	\$485,000	+ 7.8%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--
Cumulative Days on Market Until Sale	34	17	- 50.0%	30	27	- 10.0%
Percent of Original List Price Received*	102.5%	101.9%	- 0.6%	102.4%	101.7%	- 0.7%
New Listings	7	4	- 42.9%	104	72	- 30.8%

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

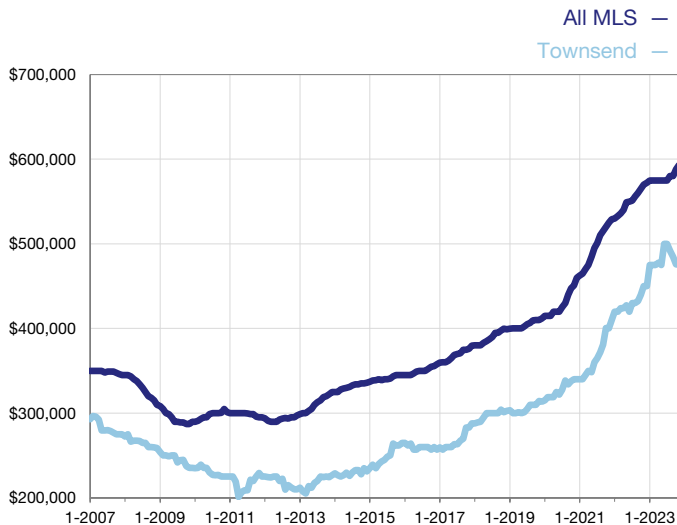
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	9	3	- 66.7%
Closed Sales	1	0	- 100.0%	8	3	- 62.5%
Median Sales Price*	\$265,000	\$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	32	0	- 100.0%	12	8	- 33.3%
Percent of Original List Price Received*	92.0%	0.0%	- 100.0%	99.5%	101.2%	+ 1.7%
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

