

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	2	- 60.0%	105	63	- 40.0%
Closed Sales	11	6	- 45.5%	116	63	- 45.7%
Median Sales Price*	\$475,000	<b>\$459,500</b>	- 3.3%	\$450,000	<b>\$467,000</b>	+ 3.8%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.3	1.1	+ 266.7%	--	--	--
Cumulative Days on Market Until Sale	41	55	+ 34.1%	31	30	- 3.2%
Percent of Original List Price Received*	97.4%	95.1%	- 2.4%	101.9%	100.8%	- 1.1%
New Listings	1	3	+ 200.0%	105	75	- 28.6%

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

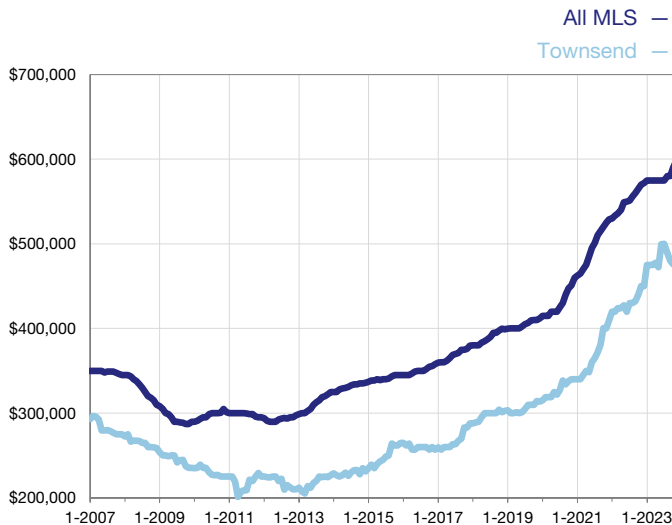
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	9	3	- 66.7%
Closed Sales	1	0	- 100.0%	9	3	- 66.7%
Median Sales Price*	\$272,500	<b>\$0</b>	- 100.0%	\$125,000	<b>\$160,000</b>	+ 28.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	104	0	- 100.0%	22	8	- 63.6%
Percent of Original List Price Received*	90.9%	0.0%	- 100.0%	98.5%	101.2%	+ 2.7%
New Listings	0	1	--	9	5	- 44.4%

\* 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

