

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

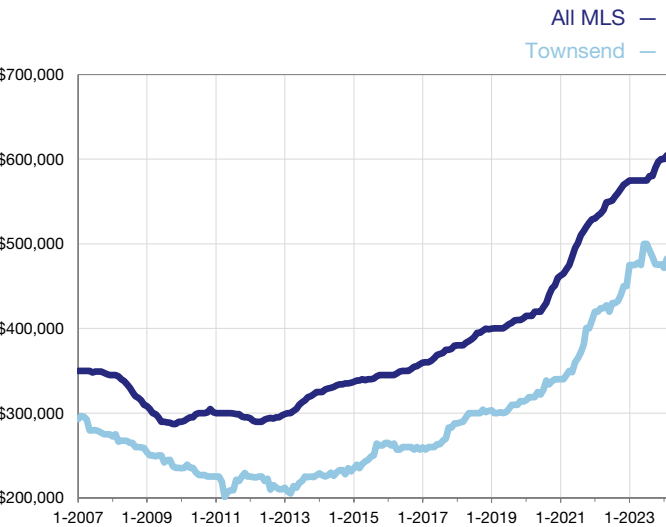
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	5	9	+ 80.0%
Closed Sales	4	3	- 25.0%	5	5	0.0%
Median Sales Price*	\$447,750	\$562,000	+ 25.5%	\$467,000	\$425,000	- 9.0%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	39	15	- 61.5%	35	16	- 54.3%
Percent of Original List Price Received*	103.7%	102.9%	- 0.8%	102.9%	98.3%	- 4.5%
New Listings	5	10	+ 100.0%	9	14	+ 55.6%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	1	2	+ 100.0%
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$140,000	--	\$0	\$140,000	--
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.5	--	--	--	--
Cumulative Days on Market Until Sale	0	32	--	0	32	--
Percent of Original List Price Received*	0.0%	100.8%	--	0.0%	100.8%	--
New Listings	0	1	--	1	3	+ 200.0%

\* 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

