

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	4	13	+ 225.0%	9	20	+ 122.2%
Closed Sales	4	7	+ 75.0%	9	12	+ 33.3%
Median Sales Price*	\$536,000	\$480,000	- 10.4%	\$525,000	\$452,500	- 13.8%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--
Cumulative Days on Market Until Sale	16	60	+ 275.0%	27	42	+ 55.6%
Percent of Original List Price Received*	100.6%	97.5%	- 3.1%	101.9%	97.8%	- 4.0%
New Listings	5	4	- 20.0%	14	18	+ 28.6%

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

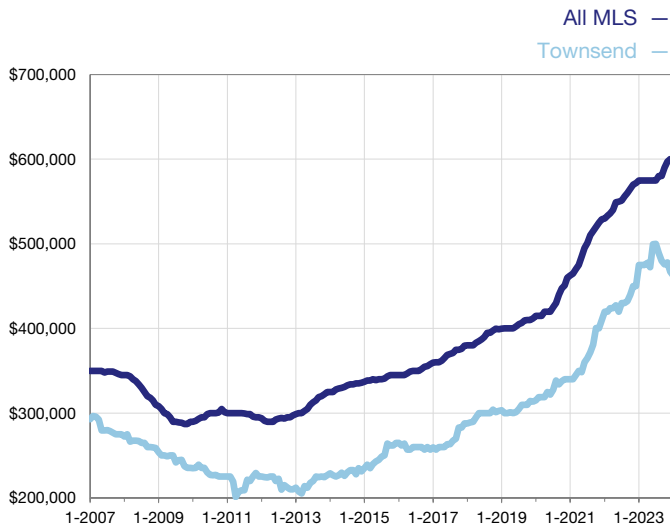
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	1	4	+ 300.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$160,000	\$0	- 100.0%	\$160,000	\$140,000	- 12.5%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.7	--	--	--	--
Cumulative Days on Market Until Sale	5	0	- 100.0%	5	32	+ 540.0%
Percent of Original List Price Received*	106.7%	0.0%	- 100.0%	106.7%	100.8%	- 5.5%
New Listings	0	1	--	1	4	+ 300.0%

* 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

