

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

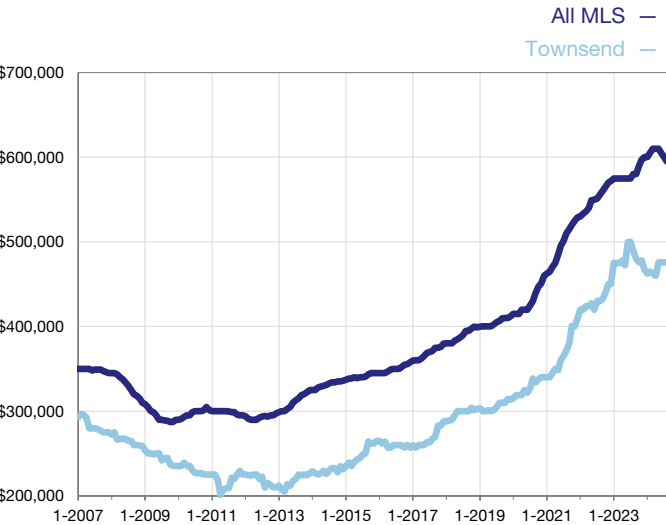
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	7	- 22.2%	40	55	+ 37.5%
Closed Sales	8	4	- 50.0%	37	51	+ 37.8%
Median Sales Price*	\$459,500	\$497,500	+ 8.3%	\$467,000	\$515,000	+ 10.3%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	38	16	- 57.9%	27	32	+ 18.5%
Percent of Original List Price Received*	102.8%	105.0%	+ 2.1%	103.0%	101.9%	- 1.1%
New Listings	10	9	- 10.0%	52	62	+ 19.2%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	3	9	+ 200.0%
Closed Sales	1	0	- 100.0%	3	5	+ 66.7%
Median Sales Price*	\$150,000	\$0	- 100.0%	\$160,000	\$140,000	- 12.5%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	2	0	- 100.0%	8	22	+ 175.0%
Percent of Original List Price Received*	96.8%	0.0%	- 100.0%	101.2%	102.0%	+ 0.8%
New Listings	2	1	- 50.0%	4	9	+ 125.0%

* 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

