

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

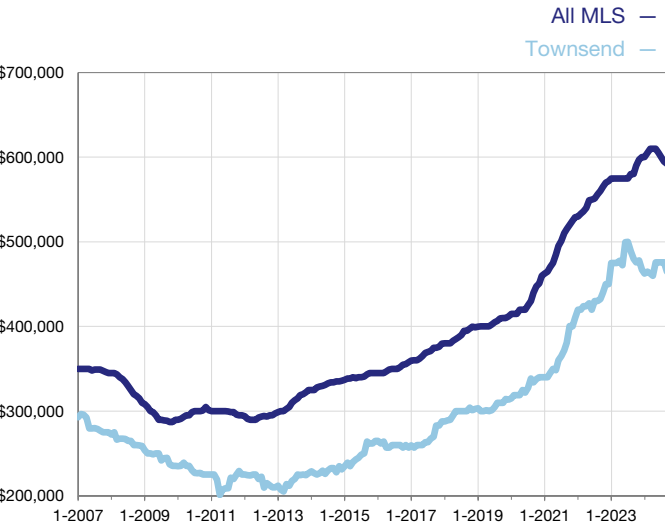
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	8	0.0%	48	63	+ 31.3%
Closed Sales	6	3	- 50.0%	43	54	+ 25.6%
Median Sales Price*	\$487,950	\$440,000	- 9.8%	\$475,900	\$510,000	+ 7.2%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	36	37	+ 2.8%	28	33	+ 17.9%
Percent of Original List Price Received*	99.9%	99.1%	- 0.8%	102.6%	101.8%	- 0.8%
New Listings	10	8	- 20.0%	62	70	+ 12.9%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	3	9	+ 200.0%
Closed Sales	0	2	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$241,000	--	\$160,000	\$142,000	- 11.3%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	0	25	--	8	23	+ 187.5%
Percent of Original List Price Received*	0.0%	100.0%	--	101.2%	101.4%	+ 0.2%
New Listings	0	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

