

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

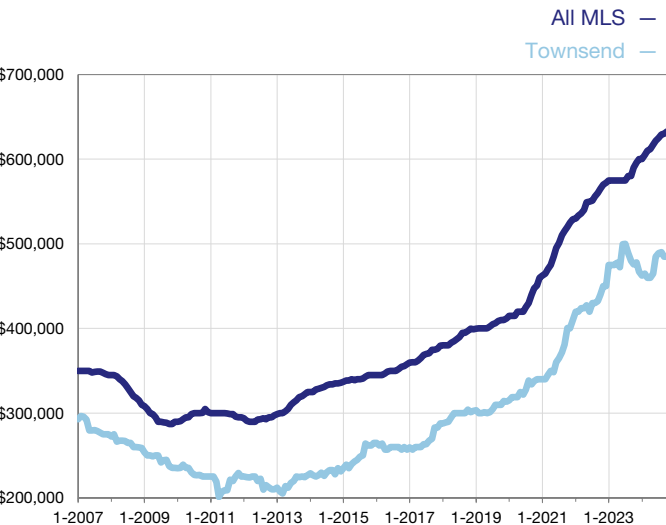
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	14	+ 40.0%	58	73	+ 25.9%
Closed Sales	10	10	0.0%	53	65	+ 22.6%
Median Sales Price*	\$470,000	\$440,000	- 6.4%	\$475,900	\$490,000	+ 3.0%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	22	26	+ 18.2%	27	32	+ 18.5%
Percent of Original List Price Received*	97.7%	101.5%	+ 3.9%	101.6%	101.6%	0.0%
New Listings	6	14	+ 133.3%	68	84	+ 23.5%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	3	9	+ 200.0%
Closed Sales	0	0	--	3	7	+ 133.3%
Median Sales Price*	\$0	\$0	--	\$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	0	--	8	23	+ 187.5%
Percent of Original List Price Received*	0.0%	0.0%	--	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

