

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

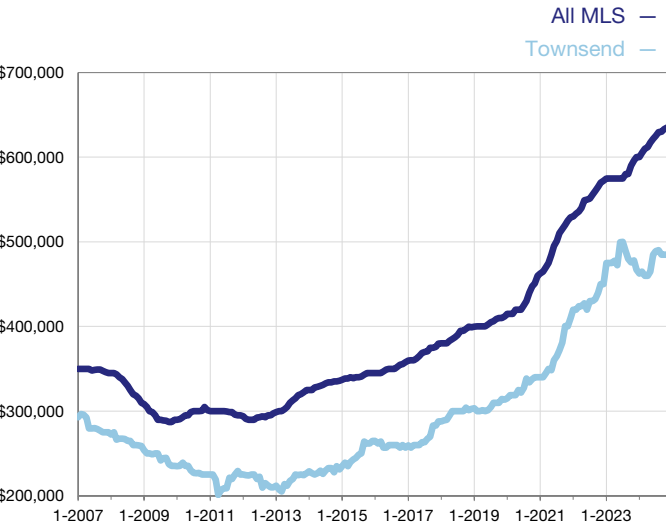
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	9	+ 200.0%	61	82	+ 34.4%
Closed Sales	4	7	+ 75.0%	57	72	+ 26.3%
Median Sales Price*	\$680,000	\$560,000	- 17.6%	\$480,000	\$510,000	+ 6.3%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--
Cumulative Days on Market Until Sale	35	44	+ 25.7%	28	33	+ 17.9%
Percent of Original List Price Received*	99.1%	93.5%	- 5.7%	101.5%	100.8%	- 0.7%
New Listings	4	5	+ 25.0%	72	89	+ 23.6%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	3	9	+ 200.0%
Closed Sales	0	2	--	3	9	+ 200.0%
Median Sales Price*	\$0	\$479,000	--	\$160,000	\$142,100	- 11.2%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	0	128	--	8	46	+ 475.0%
Percent of Original List Price Received*	0.0%	98.0%	--	101.2%	100.7%	- 0.5%
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

