

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

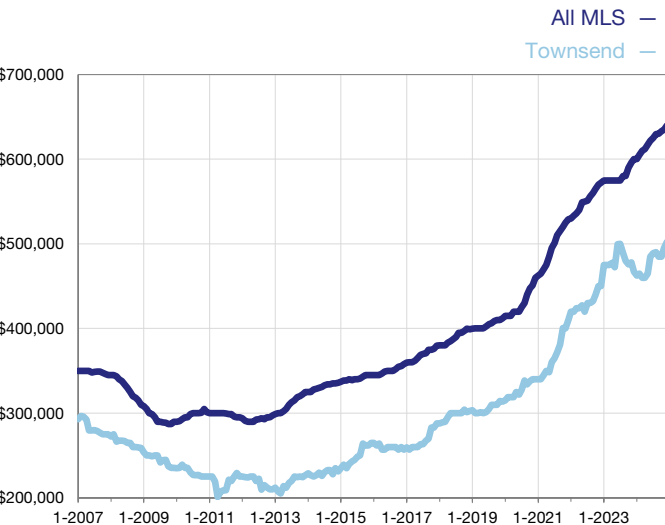
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	63	86	+ 36.5%
Closed Sales	6	10	+ 66.7%	63	82	+ 30.2%
Median Sales Price*	\$459,500	\$495,000	+ 7.7%	\$467,000	\$502,500	+ 7.6%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	55	46	- 16.4%	30	35	+ 16.7%
Percent of Original List Price Received*	95.1%	96.2%	+ 1.2%	100.8%	100.2%	- 0.6%
New Listings	3	7	+ 133.3%	75	96	+ 28.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	3	10	+ 233.3%
Closed Sales	0	0	--	3	9	+ 200.0%
Median Sales Price*	\$0	\$0	--	\$160,000	\$142,100	- 11.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.5	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	8	46	+ 475.0%
Percent of Original List Price Received*	0.0%	0.0%	--	101.2%	100.7%	- 0.5%
New Listings	1	1	0.0%	5	10	+ 100.0%

* 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

