

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

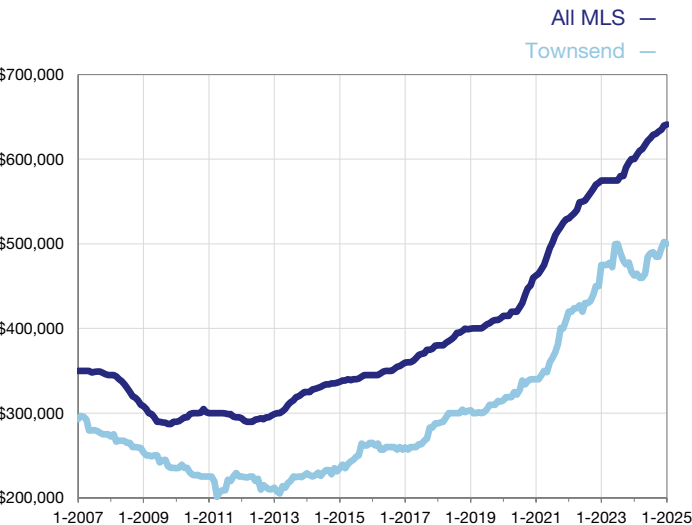
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	7	+ 133.3%	3	7	+ 133.3%
Closed Sales	2	5	+ 150.0%	2	5	+ 150.0%
Median Sales Price*	\$326,250	\$500,000	+ 53.3%	\$326,250	\$500,000	+ 53.3%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--
Cumulative Days on Market Until Sale	17	21	+ 23.5%	17	21	+ 23.5%
Percent of Original List Price Received*	91.4%	104.4%	+ 14.2%	91.4%	104.4%	+ 14.2%
New Listings	4	10	+ 150.0%	4	10	+ 150.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	0	0	--
Closed Sales	0	1	--	0	1	--
Median Sales Price*	\$0	\$172,500	--	\$0	\$172,500	--
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	0.0	0.4	--	--	--	--
Cumulative Days on Market Until Sale	0	11	--	0	11	--
Percent of Original List Price Received*	0.0%	100.0%	--	0.0%	100.0%	--
New Listings	2	0	- 100.0%	2	0	- 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

