

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

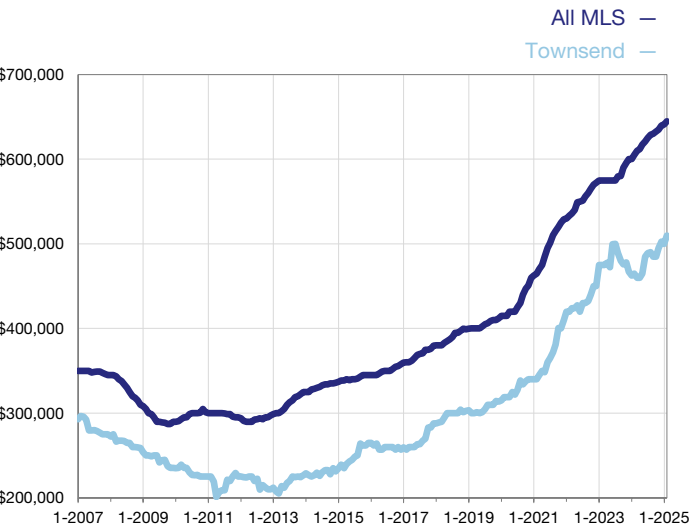
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	6	+ 50.0%	7	13	+ 85.7%
Closed Sales	3	7	+ 133.3%	5	12	+ 140.0%
Median Sales Price*	\$562,000	\$567,000	+ 0.9%	\$425,000	\$512,500	+ 20.6%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	15	34	+ 126.7%	16	29	+ 81.3%
Percent of Original List Price Received*	102.9%	100.0%	- 2.8%	98.3%	101.8%	+ 3.6%
New Listings	10	4	- 60.0%	14	14	0.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	2	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$140,000	\$0	- 100.0%	\$140,000	\$172,500	+ 23.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.5	0.5	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	32	11	- 65.6%
Percent of Original List Price Received*	100.8%	0.0%	- 100.0%	100.8%	100.0%	- 0.8%
New Listings	1	0	- 100.0%	3	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

