

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Townsend

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	6	1	- 83.3%	85	87	+ 2.4%
Closed Sales	10	10	0.0%	82	92	+ 12.2%
Median Sales Price*	\$495,000	<b>\$498,000</b>	+ 0.6%	\$502,500	<b>\$517,500</b>	+ 3.0%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.8	<b>1.0</b>	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	46	<b>40</b>	- 13.0%	35	<b>37</b>	+ 5.7%
Percent of Original List Price Received*	96.2%	<b>95.8%</b>	- 0.4%	100.2%	<b>100.8%</b>	+ 0.6%
New Listings	7	1	- 85.7%	96	<b>105</b>	+ 9.4%

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

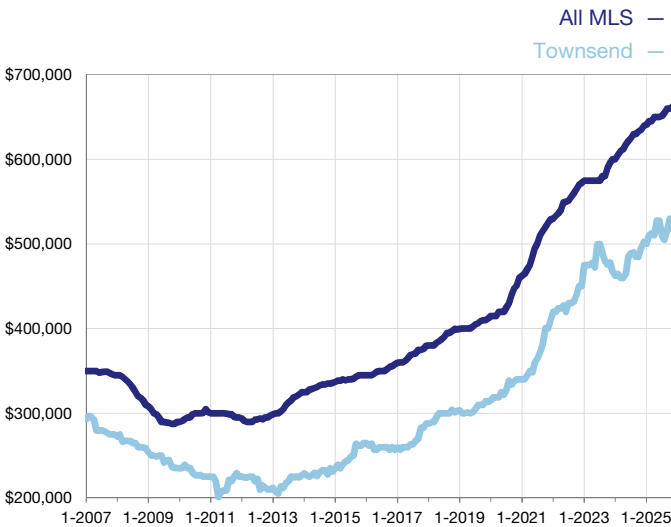
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	10	9	- 10.0%
Closed Sales	0	0	--	9	8	- 11.1%
Median Sales Price*	\$0	<b>\$0</b>	--	\$142,100	<b>\$345,000</b>	+ 142.8%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.5	<b>0.7</b>	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	46	<b>38</b>	- 17.4%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	100.7%	<b>100.5%</b>	- 0.2%
New Listings	1	1	0.0%	10	<b>12</b>	+ 20.0%

\* 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

