

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	12	+ 300.0%	23	20	- 13.0%
Closed Sales	7	3	- 57.1%	26	11	- 57.7%
Median Sales Price*	\$535,000	\$530,000	- 0.9%	\$512,500	\$530,000	+ 3.4%
Inventory of Homes for Sale	16	10	- 37.5%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	29	17	- 41.4%	50	66	+ 32.0%
Percent of Original List Price Received*	107.3%	99.9%	- 6.9%	102.2%	94.0%	- 8.0%
New Listings	13	10	- 23.1%	35	24	- 31.4%

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

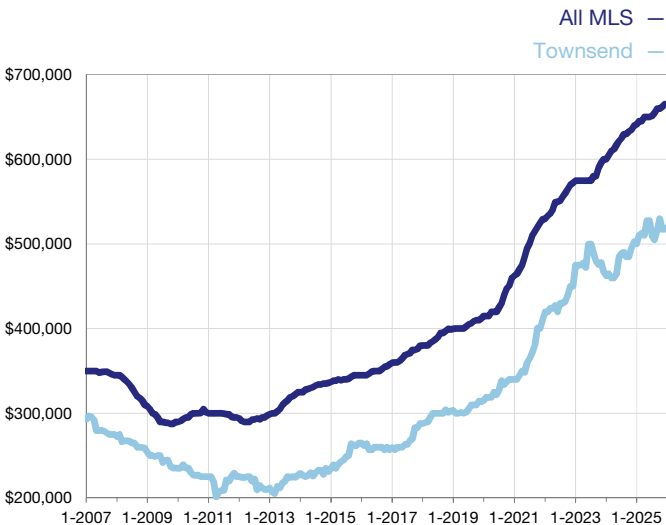
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	2	4	+ 100.0%
Closed Sales	2	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$404,000	\$0	- 100.0%	\$380,000	\$0	- 100.0%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	115	0	- 100.0%	80	0	- 100.0%
Percent of Original List Price Received*	99.0%	0.0%	- 100.0%	99.3%	0.0%	- 100.0%
New Listings	2	3	+ 50.0%	3	7	+ 133.3%

* 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

