

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

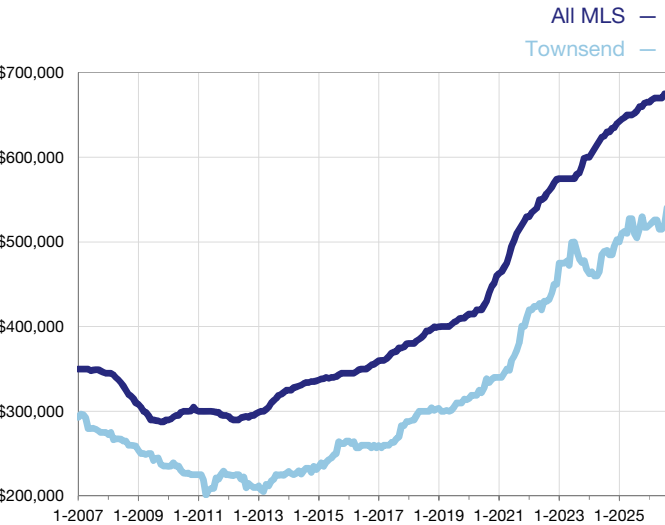
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	6	- 45.5%	66	49	- 25.8%
Closed Sales	11	10	- 9.1%	65	41	- 36.9%
Median Sales Price*	\$480,000	\$622,500	+ 29.7%	\$510,000	\$540,800	+ 6.0%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	1.8	2.4	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	29	37	+ 27.6%	38	44	+ 15.8%
Percent of Original List Price Received*	98.4%	99.6%	+ 1.2%	101.7%	98.0%	- 3.6%
New Listings	8	10	+ 25.0%	84	62	- 26.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	6	9	+ 50.0%
Closed Sales	0	2	--	6	7	+ 16.7%
Median Sales Price*	\$0	\$461,000	--	\$362,500	\$172,500	- 52.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	54	--	47	25	- 46.8%
Percent of Original List Price Received*	0.0%	101.8%	--	101.4%	98.3%	- 3.1%
New Listings	3	1	- 66.7%	7	12	+ 71.4%

* 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

