

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Townsend

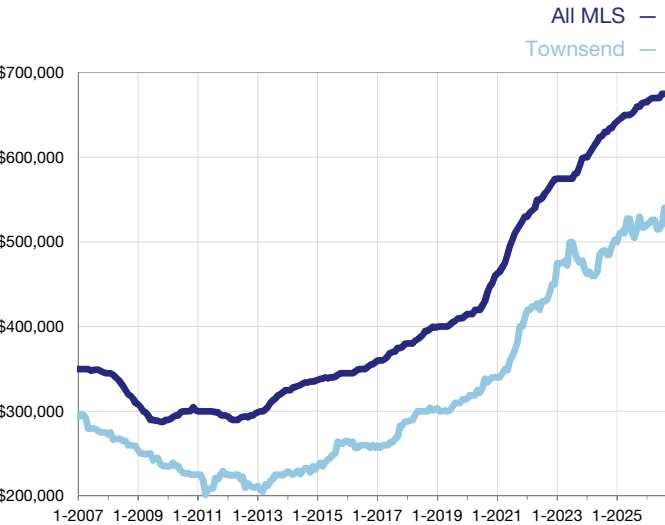
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	8	+ 166.7%	69	56	- 18.8%
Closed Sales	6	6	0.0%	71	47	- 33.8%
Median Sales Price*	\$686,950	\$586,000	- 14.7%	\$515,000	\$565,000	+ 9.7%
Inventory of Homes for Sale	19	13	- 31.6%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--
Cumulative Days on Market Until Sale	46	40	- 13.0%	38	43	+ 13.2%
Percent of Original List Price Received*	95.9%	99.8%	+ 4.1%	101.2%	98.2%	- 3.0%
New Listings	8	7	- 12.5%	92	69	- 25.0%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	6	9	+ 50.0%
Closed Sales	1	1	0.0%	7	9	+ 28.6%
Median Sales Price*	\$100,000	\$514,000	+ 414.0%	\$350,000	\$403,000	+ 15.1%
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	7	263	+ 3,657.1%	41	70	+ 70.7%
Percent of Original List Price Received*	101.0%	100.0%	- 1.0%	101.3%	98.8%	- 2.5%
New Listings	0	1	--	7	13	+ 85.7%

* 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

