# Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

# Townsend

## Single-Family Properties

| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 6 | **8** | + 33.3% | 75 | **62** | - 17.3% |
| Closed Sales | 9 | **6** | - 33.3% | 80 | **53** | - 33.8% |
| Median Sales Price* | $529,900 | **$541,000** | + 2.1% | $523,000 | **$565,000** | + 8.0% |
| Inventory of Homes for Sale | 20 | **14** | - 30.0% | -- | -- | -- |
| Months Supply of Inventory | 2.7 | **2.3** | - 14.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 20 | **30** | + 50.0% | 36 | **42** | + 16.7% |
| Percent of Original List Price Received* | 103.6% | **98.9%** | - 4.5% | 101.5% | **98.3%** | - 3.2% |
| New Listings | 8 | **7** | - 12.5% | 100 | **76** | - 24.0% |

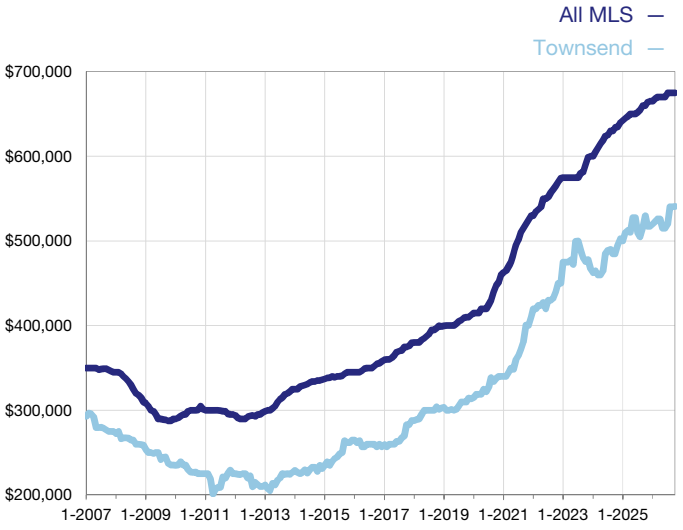
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

## Condominium Properties

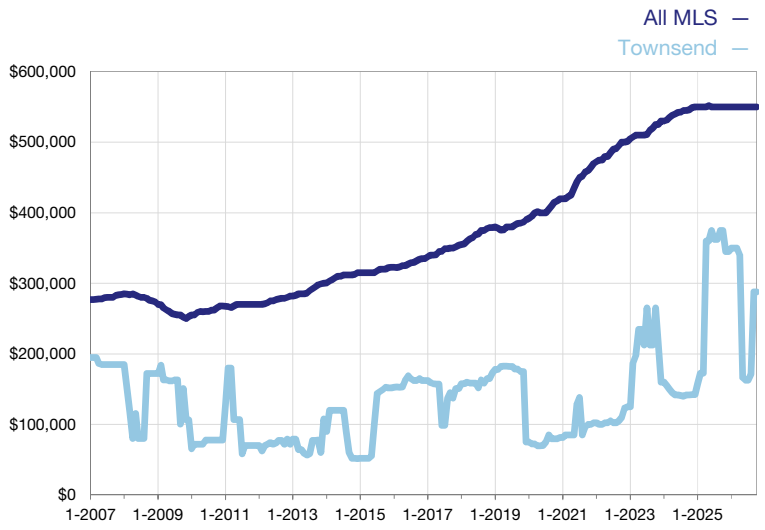
| | October | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **+ / –** | **2025** | **2026** | **+ / –** |
| Pending Sales | 1 | **0** | - 100.0% | 7 | **9** | + 28.6% |
| Closed Sales | 0 | **0** | -- | 7 | **9** | + 28.6% |
| Median Sales Price* | $0 | **$0** | -- | $350,000 | **$403,000** | + 15.1% |
| Inventory of Homes for Sale | 2 | **1** | - 50.0% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | **0.9** | - 30.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 0 | **0** | -- | 41 | **70** | + 70.7% |
| Percent of Original List Price Received* | 0.0% | **0.0%** | -- | 101.3% | **98.8%** | - 2.5% |
| New Listings | 2 | **0** | - 100.0% | 9 | **13** | + 44.4% |

* 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




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