Local Market Update – July 2016

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

Duxbury

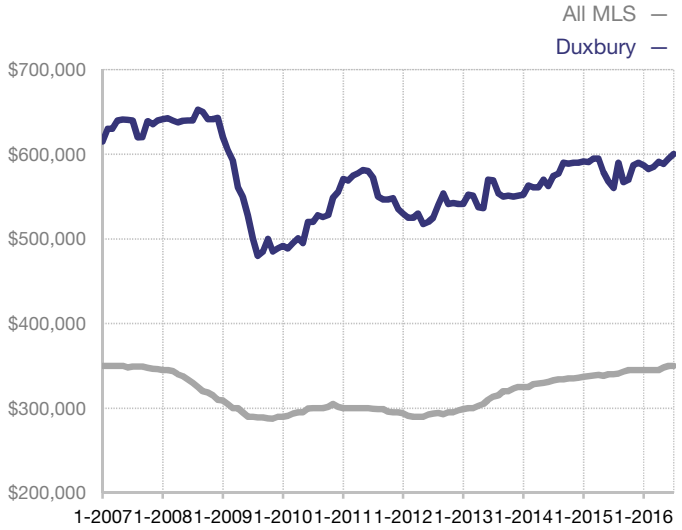
Single-Family Properties	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	22	**20**	- 9.1%	127	**162**	+ 27.6%
Closed Sales	30	**30**	0.0%	97	**132**	+ 36.1%
Median Sales Price*	$538,000	**$620,000**	+ 15.2%	$542,500	**$594,750**	+ 9.6%
Inventory of Homes for Sale	116	**89**	- 23.3%	--	--	--
Months Supply of Inventory	8.0	**4.6**	- 42.5%	--	--	--
Cumulative Days on Market Until Sale	97	**81**	- 16.5%	136	**125**	- 8.1%
Percent of Original List Price Received*	95.4%	**97.0%**	+ 1.7%	95.2%	**94.2%**	- 1.1%
New Listings	18	**23**	+ 27.8%	209	**233**	+ 11.5%

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

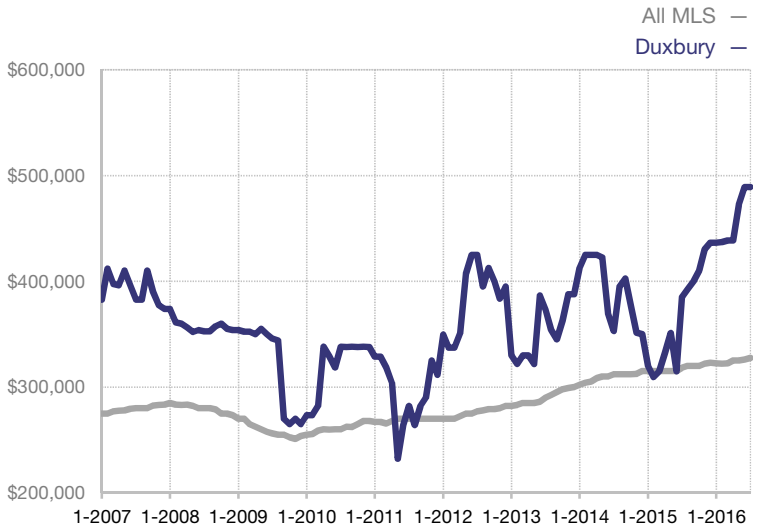
Condominium Properties	July			Year to Date		
Key Metrics	**2015**	**2016**	**+ / –**	**2015**	**2016**	**+ / –**
Pending Sales	6	**3**	- 50.0%	42	**32**	- 23.8%
Closed Sales	11	**7**	- 36.4%	25	**40**	+ 60.0%
Median Sales Price*	$500,000	**$660,000**	+ 32.0%	$420,000	**$509,111**	+ 21.2%
Inventory of Homes for Sale	24	**7**	- 70.8%	--	--	--
Months Supply of Inventory	5.5	**1.2**	- 78.2%	--	--	--
Cumulative Days on Market Until Sale	189	**50**	- 73.5%	134	**132**	- 1.5%
Percent of Original List Price Received*	97.7%	**99.3%**	+ 1.6%	97.2%	**98.4%**	+ 1.2%
New Listings	5	**2**	- 60.0%	60	**29**	- 51.7%

* 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



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