Local Market Update – August 2022

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

Douglas

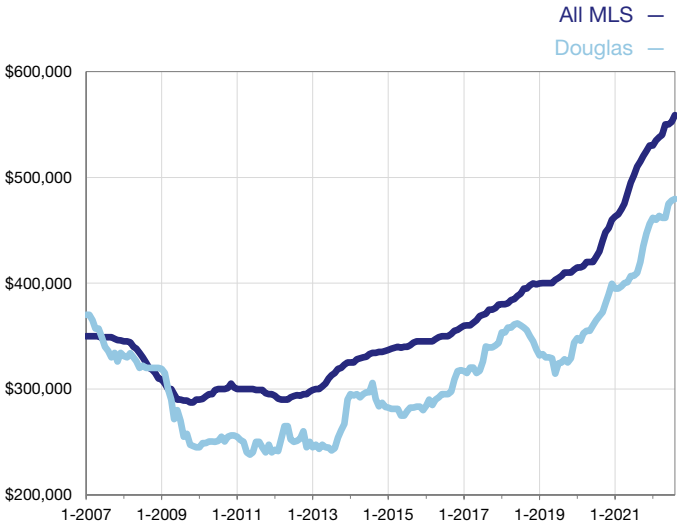
Single-Family Properties	August			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	9	**13**	+ 44.4%	81	**84**	+ 3.7%
Closed Sales	12	**8**	- 33.3%	81	**71**	- 12.3%
Median Sales Price*	$461,000	**$480,500**	+ 4.2%	$447,000	**$525,000**	+ 17.4%
Inventory of Homes for Sale	21	**11**	- 47.6%	--	--	--
Months Supply of Inventory	2.0	**1.1**	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	70	**25**	- 64.3%	32	**35**	+ 9.4%
Percent of Original List Price Received*	103.3%	**98.1%**	- 5.0%	104.2%	**103.7%**	- 0.5%
New Listings	13	**7**	- 46.2%	103	**95**	- 7.8%

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

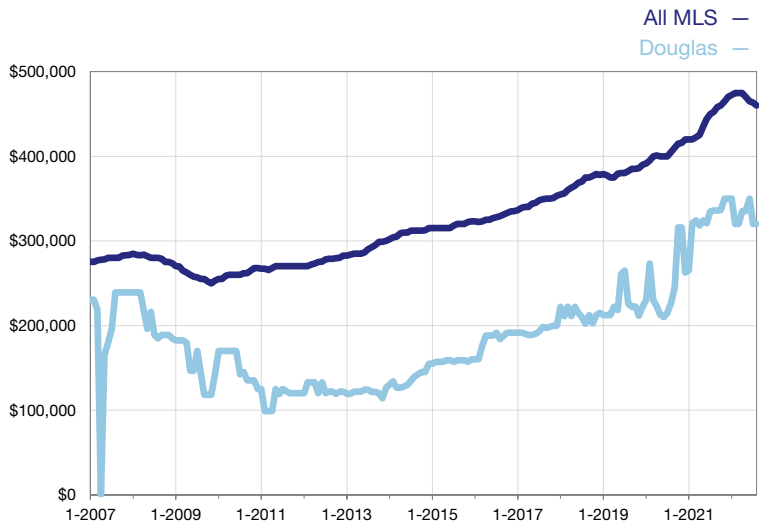
Condominium Properties	August			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	0	**2**	--	12	**11**	- 8.3%
Closed Sales	1	**0**	- 100.0%	14	**12**	- 14.3%
Median Sales Price*	$320,000	**$0**	- 100.0%	$341,658	**$389,733**	+ 14.1%
Inventory of Homes for Sale	6	**3**	- 50.0%	--	--	--
Months Supply of Inventory	2.8	**1.3**	- 53.6%	--	--	--
Cumulative Days on Market Until Sale	17	**0**	- 100.0%	11	**47**	+ 327.3%
Percent of Original List Price Received*	110.4%	**0.0%**	- 100.0%	101.4%	**103.2%**	+ 1.8%
New Listings	2	**4**	+ 100.0%	17	**12**	- 29.4%

* 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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