

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	3	- 57.1%	116	105	- 9.5%
Closed Sales	11	13	+ 18.2%	122	107	- 12.3%
Median Sales Price*	\$469,900	\$541,000	+ 15.1%	\$456,000	\$537,096	+ 17.8%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	44	70	+ 59.1%	31	42	+ 35.5%
Percent of Original List Price Received*	103.9%	97.2%	- 6.4%	103.3%	102.4%	- 0.9%
New Listings	4	3	- 25.0%	135	121	- 10.4%

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

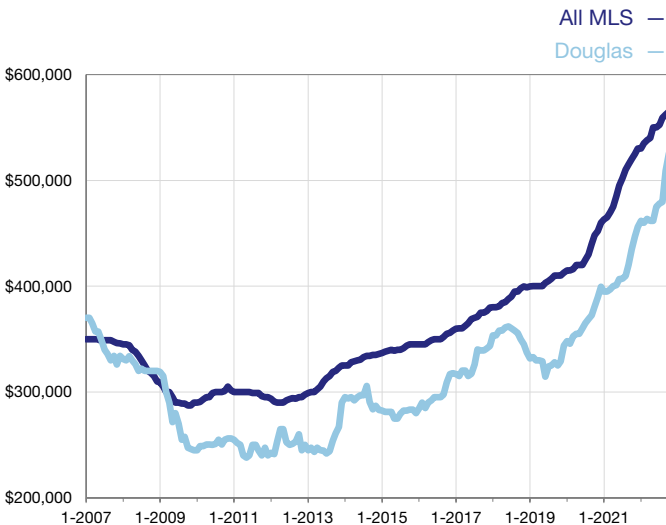
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	19	18	- 5.3%
Closed Sales	5	1	- 80.0%	23	18	- 21.7%
Median Sales Price*	\$245,000	\$444,900	+ 81.6%	\$350,000	\$374,733	+ 7.1%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	2.9	2.0	- 31.0%	--	--	--
Cumulative Days on Market Until Sale	14	24	+ 71.4%	11	36	+ 227.3%
Percent of Original List Price Received*	101.9%	100.0%	- 1.9%	101.3%	103.5%	+ 2.2%
New Listings	2	2	0.0%	28	21	- 25.0%

* 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

