

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	11	+ 57.1%	195	148	- 24.1%
Closed Sales	16	10	- 37.5%	191	151	- 20.9%
Median Sales Price*	\$1,050,500	\$995,000	- 5.3%	\$880,000	\$955,000	+ 8.5%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	47	29	- 38.3%	27	32	+ 18.5%
Percent of Original List Price Received*	101.8%	99.5%	- 2.3%	104.1%	105.0%	+ 0.9%
New Listings	5	6	+ 20.0%	224	174	- 22.3%

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

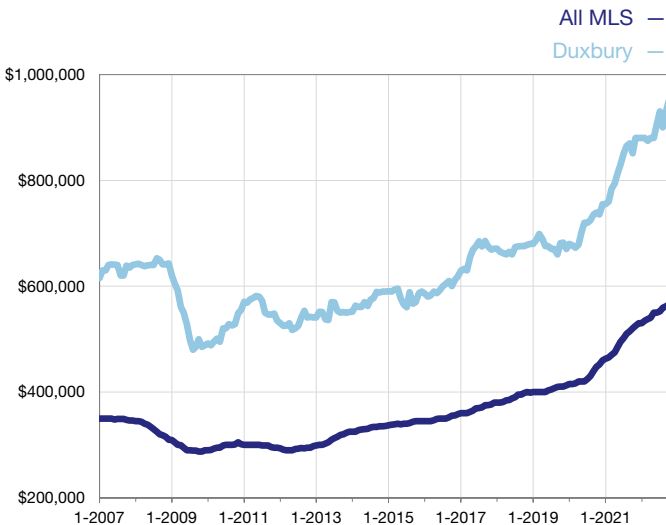
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	32	17	- 46.9%
Closed Sales	3	2	- 33.3%	33	16	- 51.5%
Median Sales Price*	\$400,000	\$562,000	+ 40.5%	\$415,000	\$601,500	+ 44.9%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	37	99	+ 167.6%	35	32	- 8.6%
Percent of Original List Price Received*	101.1%	95.7%	- 5.3%	101.6%	101.7%	+ 0.1%
New Listings	1	0	- 100.0%	36	18	- 50.0%

* 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

