

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	10	+ 66.7%	6	10	+ 66.7%
Closed Sales	6	8	+ 33.3%	6	8	+ 33.3%
Median Sales Price*	\$520,725	\$427,500	- 17.9%	\$520,725	\$427,500	- 17.9%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	21	52	+ 147.6%	21	52	+ 147.6%
Percent of Original List Price Received*	105.1%	97.0%	- 7.7%	105.1%	97.0%	- 7.7%
New Listings	7	6	- 14.3%	7	6	- 14.3%

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

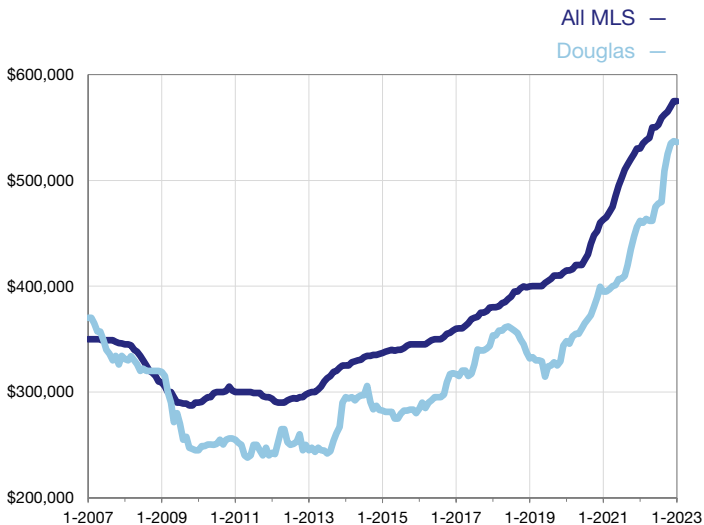
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$270,000	\$495,000	+ 83.3%	\$270,000	\$495,000	+ 83.3%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	12	21	+ 75.0%	12	21	+ 75.0%
Percent of Original List Price Received*	101.9%	100.0%	- 1.9%	101.9%	100.0%	- 1.9%
New Listings	1	3	+ 200.0%	1	3	+ 200.0%

* 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

