

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	7	- 30.0%	10	7	- 30.0%
Closed Sales	13	7	- 46.2%	13	7	- 46.2%
Median Sales Price*	\$795,000	\$925,000	+ 16.4%	\$795,000	\$925,000	+ 16.4%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	0.5	0.9	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	45	34	- 24.4%	45	34	- 24.4%
Percent of Original List Price Received*	103.9%	93.6%	- 9.9%	103.9%	93.6%	- 9.9%
New Listings	10	7	- 30.0%	10	7	- 30.0%

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

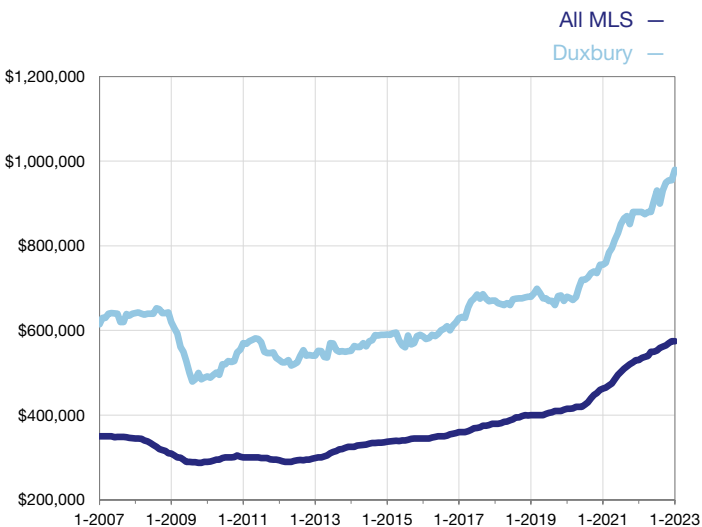
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$350,000	\$400,000	+ 14.3%	\$350,000	\$400,000	+ 14.3%
Inventory of Homes for Sale	2	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	17	67	+ 294.1%	17	67	+ 294.1%
Percent of Original List Price Received*	100.0%	102.6%	+ 2.6%	100.0%	102.6%	+ 2.6%
New Listings	0	1	--	0	1	--

* 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

