

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	19	30	+ 57.9%	138	139	+ 0.7%
Closed Sales	22	19	- 13.6%	117	106	- 9.4%
Median Sales Price*	\$702,000	\$615,000	- 12.4%	\$680,000	\$652,500	- 4.0%
Inventory of Homes for Sale	86	61	- 29.1%	--	--	--
Months Supply of Inventory	5.2	3.7	- 28.8%	--	--	--
Cumulative Days on Market Until Sale	54	59	+ 9.3%	75	75	0.0%
Percent of Original List Price Received*	97.1%	96.6%	- 0.5%	96.6%	95.2%	- 1.4%
New Listings	24	23	- 4.2%	214	197	- 7.9%

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

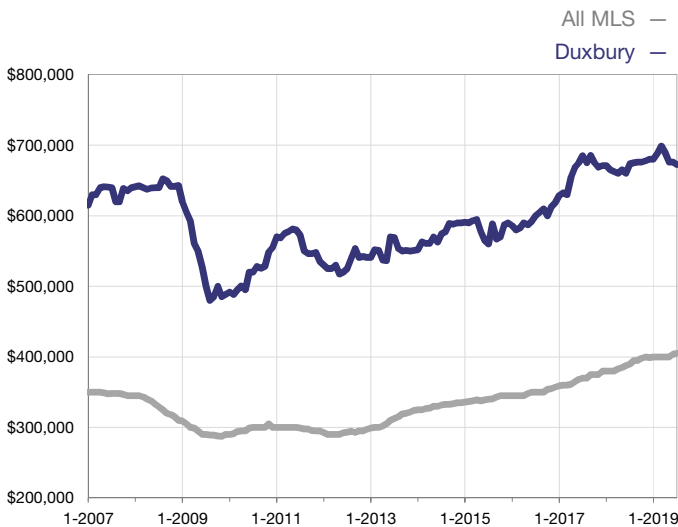
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	5	5	0.0%	17	23	+ 35.3%
Closed Sales	8	2	- 75.0%	17	15	- 11.8%
Median Sales Price*	\$465,000	\$487,500	+ 4.8%	\$482,500	\$390,999	- 19.0%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	4.3	3.2	- 25.6%	--	--	--
Cumulative Days on Market Until Sale	55	45	- 18.2%	69	149	+ 115.9%
Percent of Original List Price Received*	97.7%	97.5%	- 0.2%	97.6%	93.4%	- 4.3%
New Listings	4	2	- 50.0%	28	26	- 7.1%

* 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



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