

# Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	11	15	+ 36.4%	101	115	+ 13.9%
Closed Sales	13	12	- 7.7%	89	102	+ 14.6%
Median Sales Price*	\$284,900	<b>\$380,000</b>	+ 33.4%	\$325,000	<b>\$399,450</b>	+ 22.9%
Inventory of Homes for Sale	40	11	- 72.5%	--	--	--
Months Supply of Inventory	4.4	1.0	- 77.3%	--	--	--
Cumulative Days on Market Until Sale	71	25	- 64.8%	66	50	- 24.2%
Percent of Original List Price Received*	99.1%	100.1%	+ 1.0%	97.4%	98.4%	+ 1.0%
New Listings	19	13	- 31.6%	146	128	- 12.3%

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

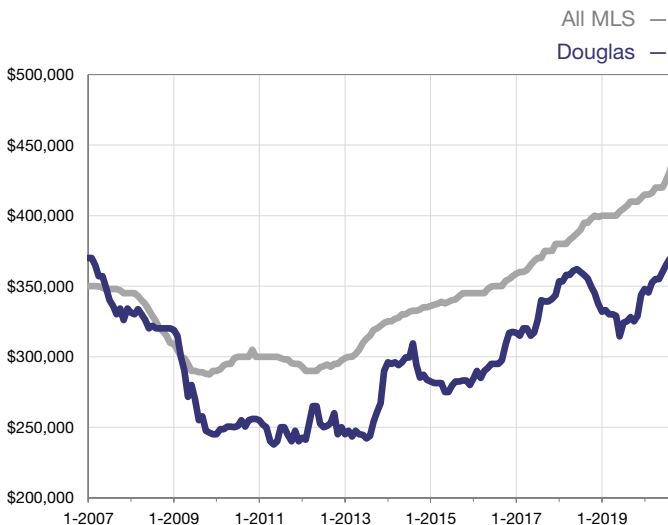
### Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	3	+ 200.0%	15	28	+ 86.7%
Closed Sales	1	3	+ 200.0%	11	20	+ 81.8%
Median Sales Price*	\$215,000	<b>\$336,000</b>	+ 56.3%	\$208,000	<b>\$244,500</b>	+ 17.5%
Inventory of Homes for Sale	13	2	- 84.6%	--	--	--
Months Supply of Inventory	8.4	0.7	- 91.7%	--	--	--
Cumulative Days on Market Until Sale	18	174	+ 866.7%	82	48	- 41.5%
Percent of Original List Price Received*	97.8%	100.3%	+ 2.6%	99.0%	100.7%	+ 1.7%
New Listings	4	3	- 25.0%	27	26	- 3.7%

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

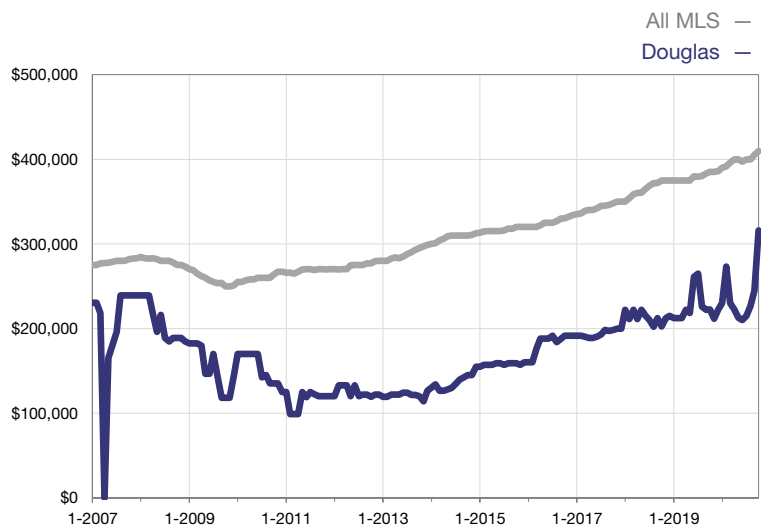
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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