

# Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	13	+ 225.0%	25	40	+ 60.0%
Closed Sales	4	13	+ 225.0%	30	33	+ 10.0%
Median Sales Price*	\$390,000	<b>\$479,900</b>	+ 23.1%	\$369,950	<b>\$405,000</b>	+ 9.5%
Inventory of Homes for Sale	22	13	- 40.9%	--	--	--
Months Supply of Inventory	2.1	1.2	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	47	36	- 23.4%	93	33	- 64.5%
Percent of Original List Price Received*	98.2%	104.5%	+ 6.4%	96.6%	102.7%	+ 6.3%
New Listings	9	19	+ 111.1%	34	50	+ 47.1%

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

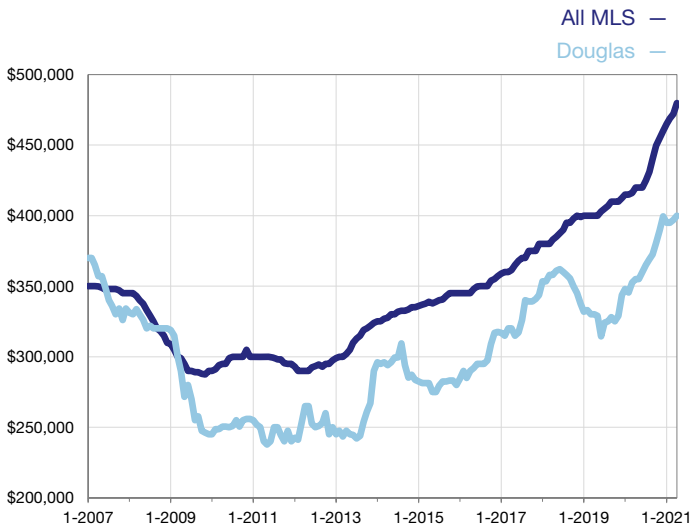
### Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	0	- 100.0%	6	9	+ 50.0%
Closed Sales	1	0	- 100.0%	4	7	+ 75.0%
Median Sales Price*	\$354,900	<b>\$0</b>	- 100.0%	\$272,450	<b>\$359,419</b>	+ 31.9%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	5.0	0.7	- 86.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	27	10	- 63.0%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	100.1%	101.3%	+ 1.2%
New Listings	2	2	0.0%	6	12	+ 100.0%

\* 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

