

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	13	27	+ 107.7%	58	70	+ 20.7%
Closed Sales	15	17	+ 13.3%	49	38	- 22.4%
Median Sales Price*	\$701,500	\$850,000	+ 21.2%	\$701,500	\$920,430	+ 31.2%
Inventory of Homes for Sale	57	12	- 78.9%	--	--	--
Months Supply of Inventory	3.2	0.6	- 81.3%	--	--	--
Cumulative Days on Market Until Sale	75	25	- 66.7%	95	27	- 71.6%
Percent of Original List Price Received*	96.5%	104.6%	+ 8.4%	94.6%	103.3%	+ 9.2%
New Listings	28	23	- 17.9%	91	79	- 13.2%

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

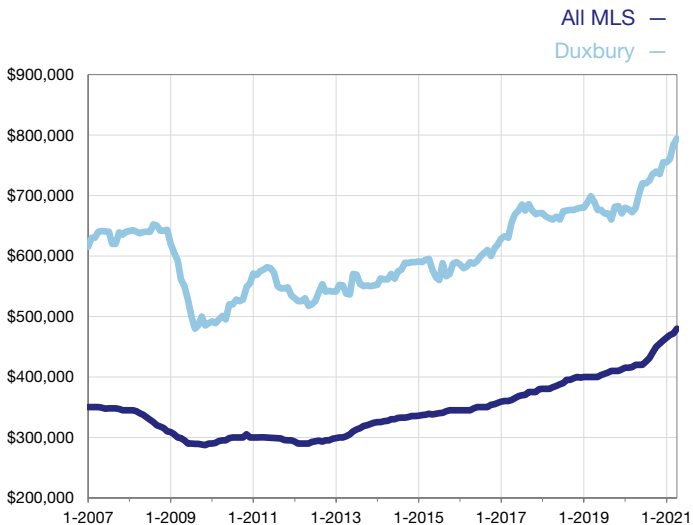
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	7	10	+ 42.9%
Closed Sales	6	3	- 50.0%	14	8	- 42.9%
Median Sales Price*	\$352,500	\$465,000	+ 31.9%	\$405,750	\$375,000	- 7.6%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	122	16	- 86.9%	121	51	- 57.9%
Percent of Original List Price Received*	97.5%	102.2%	+ 4.8%	95.6%	98.8%	+ 3.3%
New Listings	3	6	+ 100.0%	8	12	+ 50.0%

* 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

