

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	16	11	- 31.3%	41	51	+ 24.4%
Closed Sales	7	6	- 14.3%	37	39	+ 5.4%
Median Sales Price*	\$287,000	\$473,875	+ 65.1%	\$369,900	\$450,000	+ 21.7%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	2.3	1.2	- 47.8%	--	--	--
Cumulative Days on Market Until Sale	54	27	- 50.0%	86	32	- 62.8%
Percent of Original List Price Received*	93.4%	105.3%	+ 12.7%	96.0%	103.1%	+ 7.4%
New Listings	20	14	- 30.0%	54	64	+ 18.5%

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

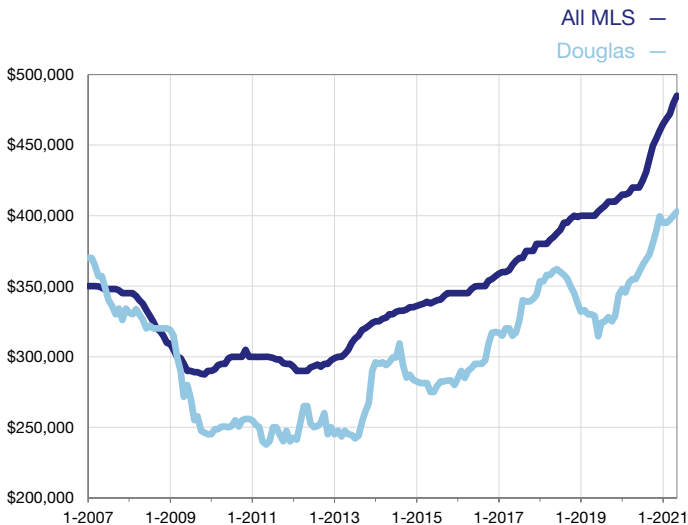
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	4	3	- 25.0%	10	11	+ 10.0%
Closed Sales	2	0	- 100.0%	6	8	+ 33.3%
Median Sales Price*	\$195,000	\$0	- 100.0%	\$200,000	\$346,367	+ 73.2%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	4.0	0.8	- 80.0%	--	--	--
Cumulative Days on Market Until Sale	3	0	- 100.0%	19	9	- 52.6%
Percent of Original List Price Received*	102.5%	0.0%	- 100.0%	100.9%	101.2%	+ 0.3%
New Listings	2	2	0.0%	8	14	+ 75.0%

* 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

