

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	34	26	- 23.5%	92	94	+ 2.2%
Closed Sales	12	18	+ 50.0%	61	56	- 8.2%
Median Sales Price*	\$836,250	\$957,500	+ 14.5%	\$725,000	\$920,430	+ 27.0%
Inventory of Homes for Sale	43	12	- 72.1%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	53	31	- 41.5%	87	28	- 67.8%
Percent of Original List Price Received*	97.5%	106.8%	+ 9.5%	95.2%	104.4%	+ 9.7%
New Listings	22	28	+ 27.3%	113	107	- 5.3%

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

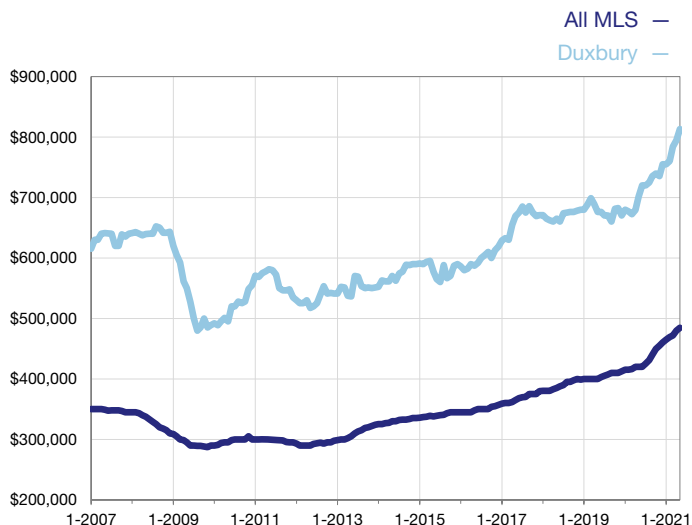
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	4	+ 33.3%	10	13	+ 30.0%
Closed Sales	0	0	--	14	8	- 42.9%
Median Sales Price*	\$0	\$0	--	\$405,750	\$375,000	- 7.6%
Inventory of Homes for Sale	7	2	- 71.4%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	121	51	- 57.9%
Percent of Original List Price Received*	0.0%	0.0%	--	95.6%	98.8%	+ 3.3%
New Listings	3	3	0.0%	11	15	+ 36.4%

* 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

