

Local Market Update – October 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	11	8	- 27.3%	100	94	- 6.0%
Closed Sales	4	5	+ 25.0%	96	88	- 8.3%
Median Sales Price*	\$468,540	\$623,539	+ 33.1%	\$448,500	\$527,000	+ 17.5%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	27	86	+ 218.5%	31	37	+ 19.4%
Percent of Original List Price Received*	100.4%	105.6%	+ 5.2%	103.9%	103.2%	- 0.7%
New Listings	7	9	+ 28.6%	121	110	- 9.1%

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

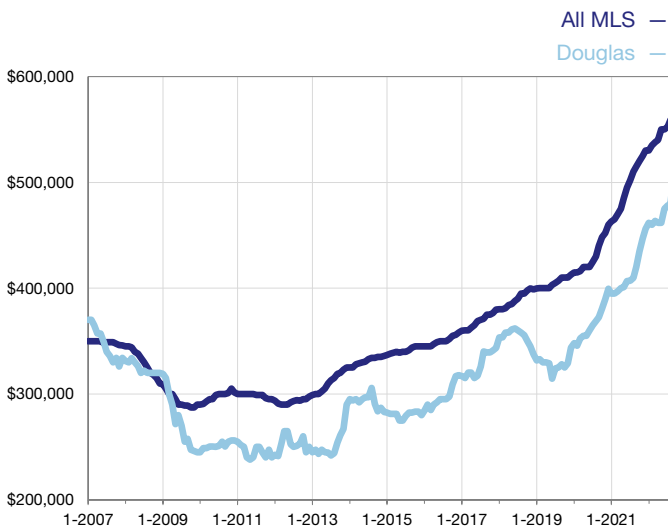
Condominium Properties

Key Metrics	October			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	2	--	13	14	+ 7.7%
Closed Sales	2	2	0.0%	16	15	- 6.3%
Median Sales Price*	\$327,165	\$287,500	- 12.1%	\$341,658	\$370,000	+ 8.3%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	4.8	1.8	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	10	8	- 20.0%	11	40	+ 263.6%
Percent of Original List Price Received*	100.0%	108.0%	+ 8.0%	101.2%	103.9%	+ 2.7%
New Listings	4	3	- 25.0%	21	17	- 19.0%

* 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

