

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	9	11	+ 22.2%	109	104	- 4.6%
Closed Sales	15	5	- 66.7%	111	94	- 15.3%
Median Sales Price*	\$465,500	\$635,000	+ 36.4%	\$452,000	\$535,000	+ 18.4%
Inventory of Homes for Sale	16	11	- 31.3%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	20	30	+ 50.0%	29	39	+ 34.5%
Percent of Original List Price Received*	98.7%	102.2%	+ 3.5%	103.2%	103.1%	- 0.1%
New Listings	10	8	- 20.0%	131	118	- 9.9%

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

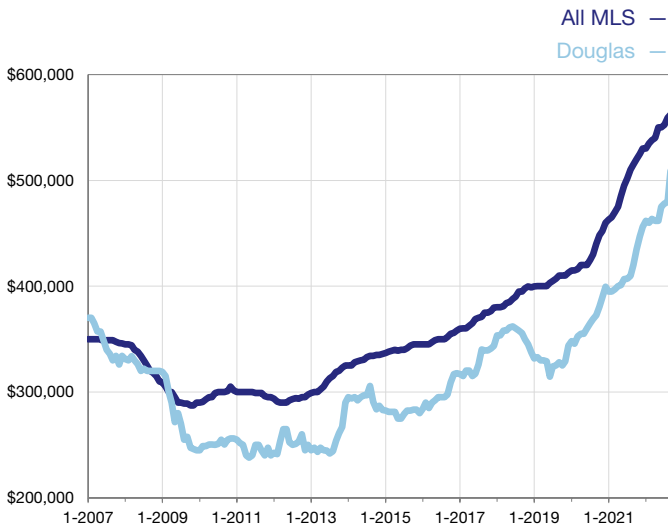
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	3	- 40.0%	18	17	- 5.6%
Closed Sales	2	2	0.0%	18	17	- 5.6%
Median Sales Price*	\$367,500	\$382,450	+ 4.1%	\$350,000	\$370,000	+ 5.7%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	3.8	1.5	- 60.5%	--	--	--
Cumulative Days on Market Until Sale	0	12	--	10	36	+ 260.0%
Percent of Original List Price Received*	100.0%	101.6%	+ 1.6%	101.1%	103.7%	+ 2.6%
New Listings	5	2	- 60.0%	26	19	- 26.9%

* 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

