

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	14	8	- 42.9%	188	138	- 26.6%
Closed Sales	19	5	- 73.7%	175	141	- 19.4%
Median Sales Price*	\$905,000	\$1,050,000	+ 16.0%	\$880,000	\$955,000	+ 8.5%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--
Cumulative Days on Market Until Sale	33	43	+ 30.3%	25	32	+ 28.0%
Percent of Original List Price Received*	105.3%	90.9%	- 13.7%	104.3%	105.4%	+ 1.1%
New Listings	7	18	+ 157.1%	219	168	- 23.3%

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

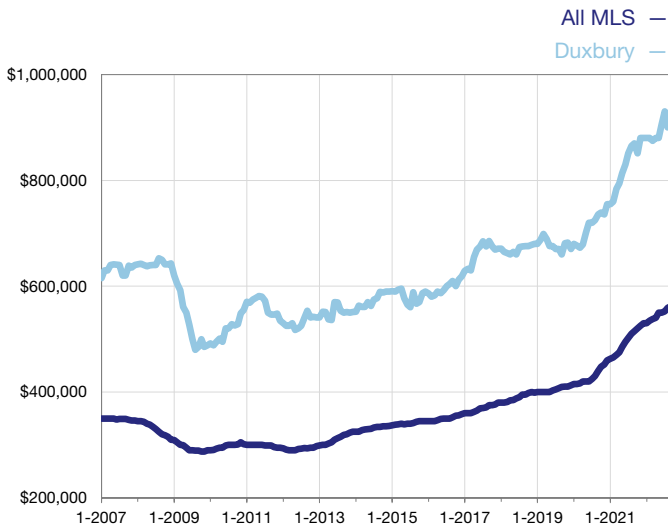
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	3	1	- 66.7%	32	15	- 53.1%
Closed Sales	4	0	- 100.0%	30	14	- 53.3%
Median Sales Price*	\$283,830	\$0	- 100.0%	\$415,000	\$622,500	+ 50.0%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	0.7	1.8	+ 157.1%	--	--	--
Cumulative Days on Market Until Sale	64	0	- 100.0%	35	22	- 37.1%
Percent of Original List Price Received*	101.0%	0.0%	- 100.0%	101.7%	102.6%	+ 0.9%
New Listings	2	0	- 100.0%	35	18	- 48.6%

* 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

