

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	2	- 75.0%	14	11	- 21.4%
Closed Sales	3	6	+ 100.0%	9	14	+ 55.6%
Median Sales Price*	\$395,900	<b>\$606,200</b>	+ 53.1%	\$440,000	<b>\$525,000</b>	+ 19.3%
Inventory of Homes for Sale	14	5	- 64.3%	--	--	--
Months Supply of Inventory	1.5	<b>0.6</b>	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	29	<b>42</b>	+ 44.8%	24	<b>48</b>	+ 100.0%
Percent of Original List Price Received*	106.3%	<b>102.1%</b>	- 4.0%	105.5%	<b>99.2%</b>	- 6.0%
New Listings	10	1	- 90.0%	17	7	- 58.8%

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

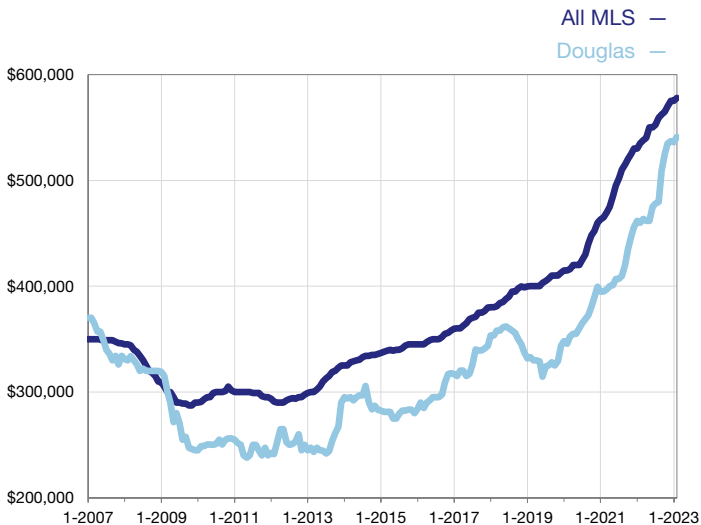
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	3	4	+ 33.3%
Closed Sales	2	3	+ 50.0%	3	4	+ 33.3%
Median Sales Price*	\$327,500	<b>\$275,000</b>	- 16.0%	\$270,000	<b>\$288,500</b>	+ 6.9%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.9	<b>0.9</b>	- 69.0%	--	--	--
Cumulative Days on Market Until Sale	66	<b>21</b>	- 68.2%	48	<b>21</b>	- 56.3%
Percent of Original List Price Received*	97.2%	<b>99.3%</b>	+ 2.2%	98.8%	<b>99.5%</b>	+ 0.7%
New Listings	1	0	- 100.0%	2	3	+ 50.0%

\* 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

