

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Duxbury

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	8	+ 14.3%	17	14	- 17.6%
Closed Sales	8	7	- 12.5%	21	14	- 33.3%
Median Sales Price*	\$870,500	<b>\$850,000</b>	- 2.4%	\$851,000	<b>\$887,500</b>	+ 4.3%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	25	97	+ 288.0%	37	65	+ 75.7%
Percent of Original List Price Received*	105.1%	93.4%	- 11.1%	104.4%	93.5%	- 10.4%
New Listings	10	9	- 10.0%	20	16	- 20.0%

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

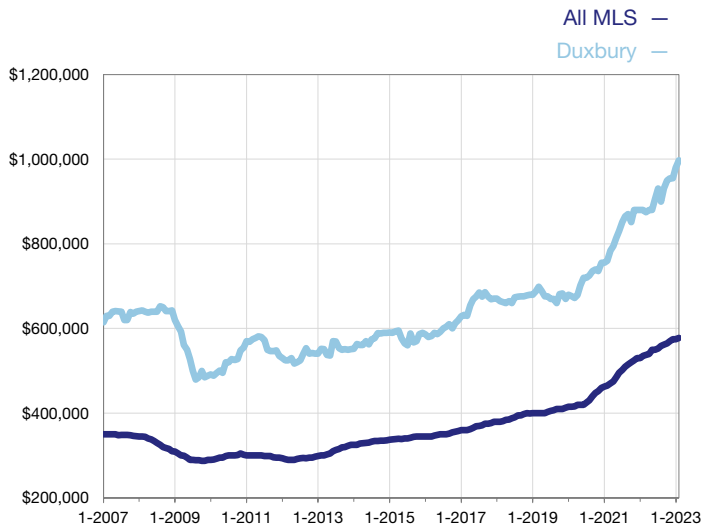
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	2	2	0.0%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	<b>\$587,500</b>	--	\$350,000	<b>\$493,750</b>	+ 41.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.4	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	7	--	17	37	+ 117.6%
Percent of Original List Price Received*	0.0%	101.5%	--	100.0%	102.0%	+ 2.0%
New Listings	0	1	--	0	2	--

\* 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

