

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	6	- 50.0%	26	16	- 38.5%
Closed Sales	6	3	- 50.0%	15	17	+ 13.3%
Median Sales Price*	\$432,500	\$495,000	+ 14.5%	\$440,000	\$525,000	+ 19.3%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	72	39	- 45.8%	43	46	+ 7.0%
Percent of Original List Price Received*	93.7%	99.5%	+ 6.2%	100.8%	99.2%	- 1.6%
New Listings	9	6	- 33.3%	26	13	- 50.0%

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

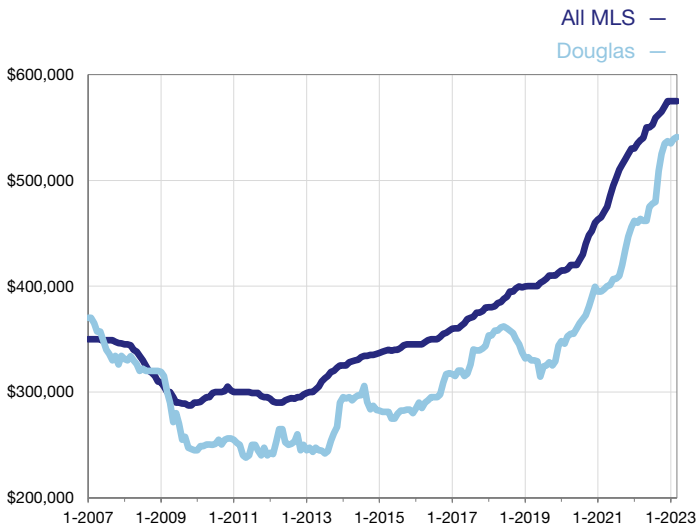
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	4	+ 33.3%
Closed Sales	1	1	0.0%	4	5	+ 25.0%
Median Sales Price*	\$474,900	\$207,000	- 56.4%	\$335,000	\$275,000	- 17.9%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	4.6	0.9	- 80.4%	--	--	--
Cumulative Days on Market Until Sale	0	76	--	36	32	- 11.1%
Percent of Original List Price Received*	100.0%	90.8%	- 9.2%	99.1%	97.7%	- 1.4%
New Listings	3	0	- 100.0%	5	3	- 40.0%

* 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

