

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	9	- 25.0%	29	22	- 24.1%
Closed Sales	7	6	- 14.3%	28	20	- 28.6%
Median Sales Price*	\$952,500	\$1,152,000	+ 20.9%	\$877,850	\$915,000	+ 4.2%
Inventory of Homes for Sale	16	17	+ 6.3%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	63	133	+ 111.1%	44	86	+ 95.5%
Percent of Original List Price Received*	103.1%	103.6%	+ 0.5%	104.1%	96.5%	- 7.3%
New Listings	21	14	- 33.3%	41	30	- 26.8%

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

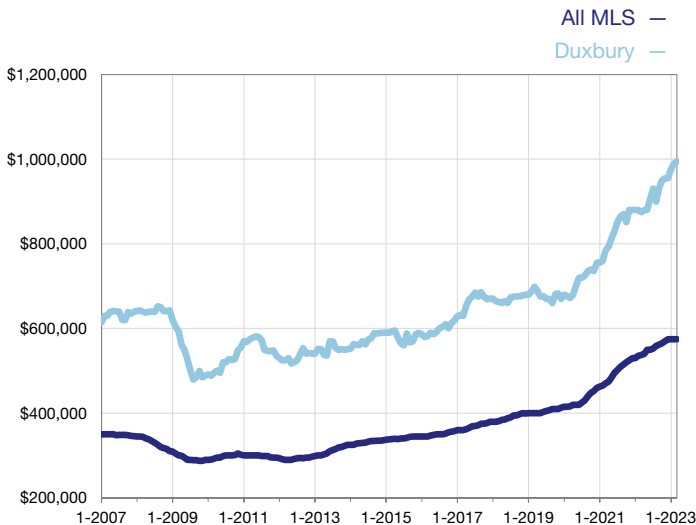
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	3	2	- 33.3%
Closed Sales	1	0	- 100.0%	2	2	0.0%
Median Sales Price*	\$480,000	\$0	- 100.0%	\$415,000	\$493,750	+ 19.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	79	0	- 100.0%	48	37	- 22.9%
Percent of Original List Price Received*	96.0%	0.0%	- 100.0%	98.0%	102.0%	+ 4.1%
New Listings	1	1	0.0%	1	3	+ 200.0%

* 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

