

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	7	- 22.2%	35	22	- 37.1%
Closed Sales	6	2	- 66.7%	21	19	- 9.5%
Median Sales Price*	\$537,500	\$545,000	+ 1.4%	\$453,000	\$525,000	+ 15.9%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	45	14	- 68.9%	43	43	0.0%
Percent of Original List Price Received*	108.4%	109.7%	+ 1.2%	103.0%	100.3%	- 2.6%
New Listings	13	8	- 38.5%	39	21	- 46.2%

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

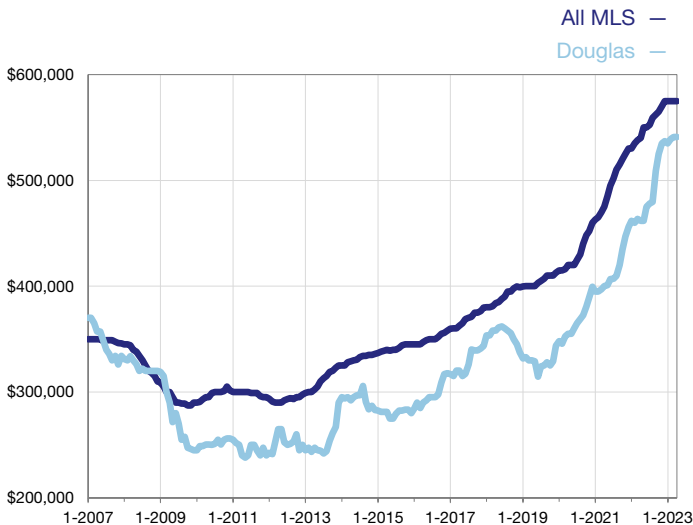
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	3	4	+ 33.3%
Closed Sales	1	0	- 100.0%	5	5	0.0%
Median Sales Price*	\$379,465	\$0	- 100.0%	\$379,465	\$275,000	- 27.5%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	5.7	1.9	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	29	32	+ 10.3%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	99.3%	97.7%	- 1.6%
New Listings	2	2	0.0%	7	5	- 28.6%

* 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

