

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	10	- 37.5%	45	32	- 28.9%
Closed Sales	8	8	0.0%	36	28	- 22.2%
Median Sales Price*	\$992,500	\$994,450	+ 0.2%	\$898,000	\$957,450	+ 6.6%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	92	22	- 76.1%	54	67	+ 24.1%
Percent of Original List Price Received*	110.4%	104.7%	- 5.2%	105.5%	98.9%	- 6.3%
New Listings	20	17	- 15.0%	61	47	- 23.0%

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

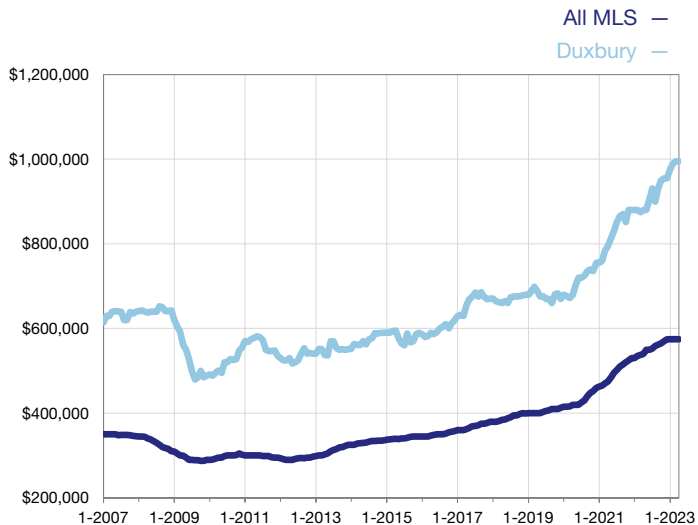
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	4	2	- 50.0%
Closed Sales	1	1	0.0%	3	3	0.0%
Median Sales Price*	\$678,000	\$470,000	- 30.7%	\$480,000	\$470,000	- 2.1%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	13	204	+ 1,469.2%	36	93	+ 158.3%
Percent of Original List Price Received*	110.2%	96.9%	- 12.1%	102.1%	100.3%	- 1.8%
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

