

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	15	11	- 26.7%	50	33	- 34.0%
Closed Sales	13	5	- 61.5%	34	24	- 29.4%
Median Sales Price*	\$510,000	\$570,000	+ 11.8%	\$477,975	\$537,550	+ 12.5%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	1.3	0.8	- 38.5%	--	--	--
Cumulative Days on Market Until Sale	29	60	+ 106.9%	38	46	+ 21.1%
Percent of Original List Price Received*	102.2%	101.9%	- 0.3%	102.7%	100.7%	- 1.9%
New Listings	16	8	- 50.0%	53	29	- 45.3%

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

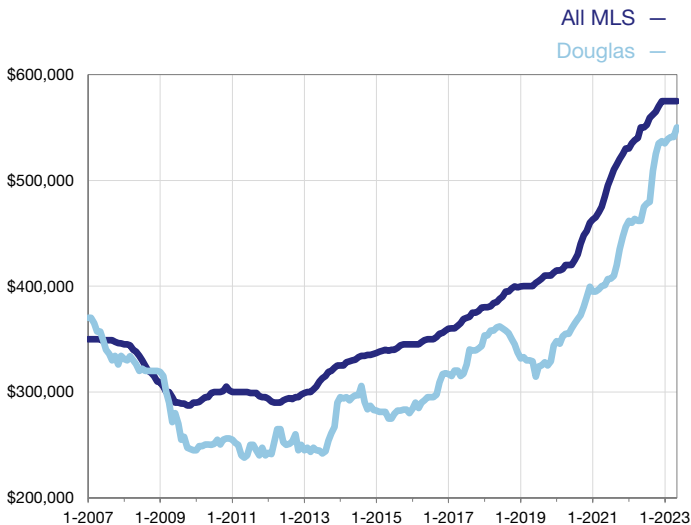
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	6	+ 200.0%	5	10	+ 100.0%
Closed Sales	2	3	+ 50.0%	7	8	+ 14.3%
Median Sales Price*	\$358,750	\$447,000	+ 24.6%	\$370,000	\$370,950	+ 0.3%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	4.6	1.2	- 73.9%	--	--	--
Cumulative Days on Market Until Sale	8	10	+ 25.0%	23	24	+ 4.3%
Percent of Original List Price Received*	119.5%	100.2%	- 16.2%	105.0%	98.7%	- 6.0%
New Listings	1	5	+ 400.0%	8	10	+ 25.0%

* 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

