

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	20	- 13.0%	68	51	- 25.0%
Closed Sales	16	17	+ 6.3%	52	45	- 13.5%
Median Sales Price*	\$1,047,500	\$1,112,975	+ 6.3%	\$929,250	\$989,900	+ 6.5%
Inventory of Homes for Sale	18	24	+ 33.3%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	35	32	- 8.6%	48	56	+ 16.7%
Percent of Original List Price Received*	103.5%	102.4%	- 1.1%	104.9%	100.2%	- 4.5%
New Listings	24	22	- 8.3%	82	69	- 15.9%

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

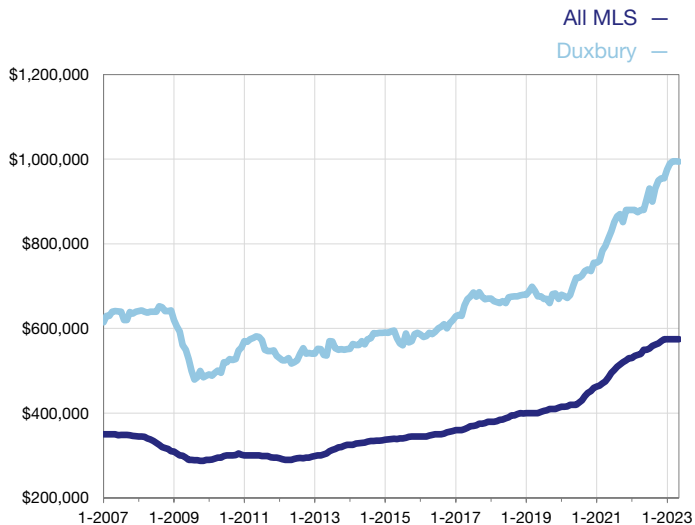
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	3	+ 50.0%	6	5	- 16.7%
Closed Sales	1	0	- 100.0%	4	3	- 25.0%
Median Sales Price*	\$593,000	\$0	- 100.0%	\$536,500	\$470,000	- 12.4%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	22	0	- 100.0%	33	93	+ 181.8%
Percent of Original List Price Received*	100.0%	0.0%	- 100.0%	101.6%	100.3%	- 1.3%
New Listings	5	3	- 40.0%	7	6	- 14.3%

* 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

