

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Duxbury

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	20	+ 17.6%	85	68	- 20.0%
Closed Sales	17	22	+ 29.4%	69	67	- 2.9%
Median Sales Price*	\$1,200,000	<b>\$1,115,000</b>	- 7.1%	\$1,000,000	<b>\$1,007,000</b>	+ 0.7%
Inventory of Homes for Sale	20	28	+ 40.0%	--	--	--
Months Supply of Inventory	1.4	2.5	+ 78.6%	--	--	--
Cumulative Days on Market Until Sale	16	29	+ 81.3%	41	47	+ 14.6%
Percent of Original List Price Received*	111.8%	<b>108.4%</b>	- 3.0%	106.6%	<b>102.9%</b>	- 3.5%
New Listings	20	22	+ 10.0%	102	91	- 10.8%

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

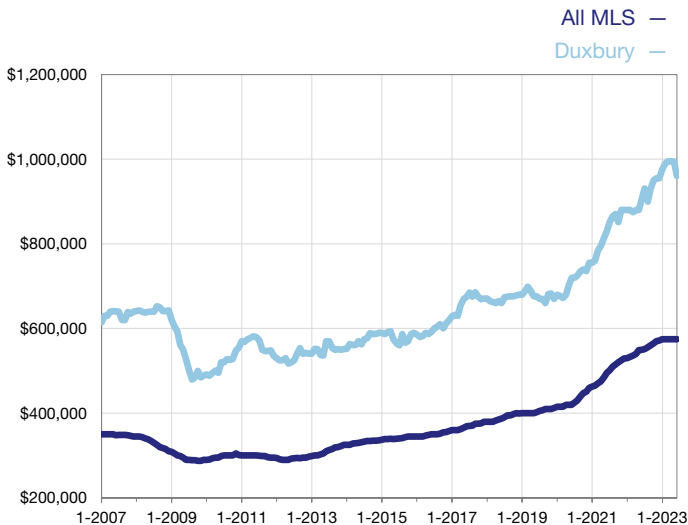
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	2	- 66.7%	12	7	- 41.7%
Closed Sales	2	2	0.0%	6	5	- 16.7%
Median Sales Price*	\$567,500	<b>\$450,500</b>	- 20.6%	\$567,500	<b>\$470,000</b>	- 17.2%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	17	24	+ 41.2%	27	65	+ 140.7%
Percent of Original List Price Received*	105.7%	<b>102.2%</b>	- 3.3%	102.9%	<b>101.1%</b>	- 1.7%
New Listings	7	4	- 42.9%	14	10	- 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

