

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	9	0.0%	71	46	- 35.2%
Closed Sales	12	6	- 50.0%	63	40	- 36.5%
Median Sales Price*	\$538,250	\$570,000	+ 5.9%	\$525,000	\$567,500	+ 8.1%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	2.3	1.1	- 52.2%	--	--	--
Cumulative Days on Market Until Sale	37	41	+ 10.8%	37	36	- 2.7%
Percent of Original List Price Received*	104.6%	100.5%	- 3.9%	104.4%	101.3%	- 3.0%
New Listings	12	9	- 25.0%	84	44	- 47.6%

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

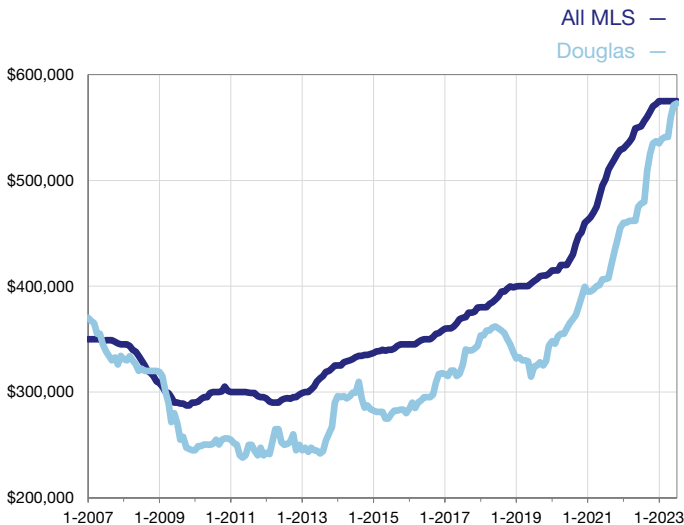
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	9	12	+ 33.3%
Closed Sales	1	1	0.0%	12	12	0.0%
Median Sales Price*	\$464,900	\$419,900	- 9.7%	\$389,733	\$429,900	+ 10.3%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	1.9	+ 46.2%	--	--	--
Cumulative Days on Market Until Sale	84	14	- 83.3%	47	21	- 55.3%
Percent of Original List Price Received*	100.0%	97.7%	- 2.3%	103.2%	98.8%	- 4.3%
New Listings	0	1	--	8	13	+ 62.5%

* 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

