

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|--------------------|---------|--------------|--------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 15 | 13 | - 13.3% | 100 | 78 | - 22.0% |
| Closed Sales | 20 | 7 | - 65.0% | 89 | 74 | - 16.9% |
| Median Sales Price* | \$962,500 | \$1,075,000 | + 11.7% | \$995,000 | \$1,016,000 | + 2.1% |
| Inventory of Homes for Sale | 24 | 29 | + 20.8% | -- | -- | -- |
| Months Supply of Inventory | 1.7 | 2.7 | + 58.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 15 | 16 | + 6.7% | 35 | 44 | + 25.7% |
| Percent of Original List Price Received* | 110.4% | 101.5% | - 8.1% | 107.4% | 102.8% | - 4.3% |
| New Listings | 20 | 17 | - 15.0% | 122 | 106 | - 13.1% |

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

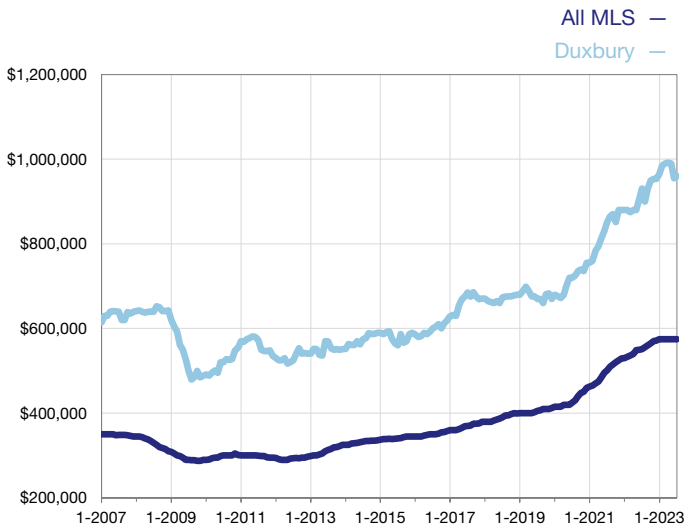
Condominium Properties

| Key Metrics | July | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|---------|
| | 2022 | 2023 | + / - | 2022 | 2023 | + / - |
| Pending Sales | 1 | 4 | + 300.0% | 13 | 10 | - 23.1% |
| Closed Sales | 4 | 3 | - 25.0% | 10 | 8 | - 20.0% |
| Median Sales Price* | \$622,500 | \$450,000 | - 27.7% | \$589,000 | \$460,000 | - 21.9% |
| Inventory of Homes for Sale | 2 | 4 | + 100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.9 | 2.3 | + 155.6% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 25 | 19 | - 24.0% | 27 | 48 | + 77.8% |
| Percent of Original List Price Received* | 99.7% | 101.9% | + 2.2% | 101.6% | 101.4% | - 0.2% |
| New Listings | 0 | 4 | -- | 14 | 14 | 0.0% |

* 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

