

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	11	+ 22.2%	80	56	- 30.0%
Closed Sales	9	9	0.0%	72	49	- 31.9%
Median Sales Price*	\$469,900	\$500,000	+ 6.4%	\$521,813	\$550,100	+ 5.4%
Inventory of Homes for Sale	19	6	- 68.4%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--
Cumulative Days on Market Until Sale	24	34	+ 41.7%	35	36	+ 2.9%
Percent of Original List Price Received*	98.3%	98.5%	+ 0.2%	103.6%	100.8%	- 2.7%
New Listings	7	9	+ 28.6%	91	53	- 41.8%

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

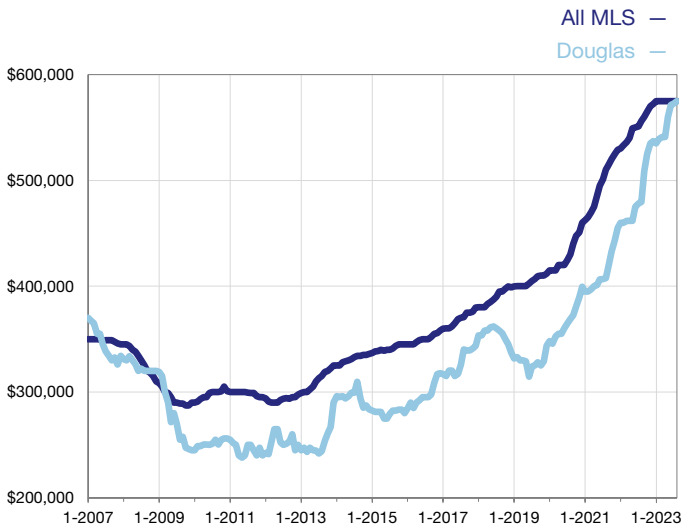
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	11	19	+ 72.7%
Closed Sales	0	1	--	12	13	+ 8.3%
Median Sales Price*	\$0	\$378,000	--	\$389,733	\$419,900	+ 7.7%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--
Cumulative Days on Market Until Sale	0	11	--	47	20	- 57.4%
Percent of Original List Price Received*	0.0%	108.0%	--	103.2%	99.5%	- 3.6%
New Listings	4	6	+ 50.0%	12	19	+ 58.3%

\* 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

