

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	14	- 17.6%	117	90	- 23.1%
Closed Sales	25	14	- 44.0%	114	88	- 22.8%
Median Sales Price*	\$845,000	\$1,362,500	+ 61.2%	\$940,500	\$1,106,488	+ 17.6%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	1.2	2.5	+ 108.3%	--	--	--
Cumulative Days on Market Until Sale	19	27	+ 42.1%	31	41	+ 32.3%
Percent of Original List Price Received*	103.0%	104.4%	+ 1.4%	106.4%	103.0%	- 3.2%
New Listings	12	14	+ 16.7%	134	120	- 10.4%

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

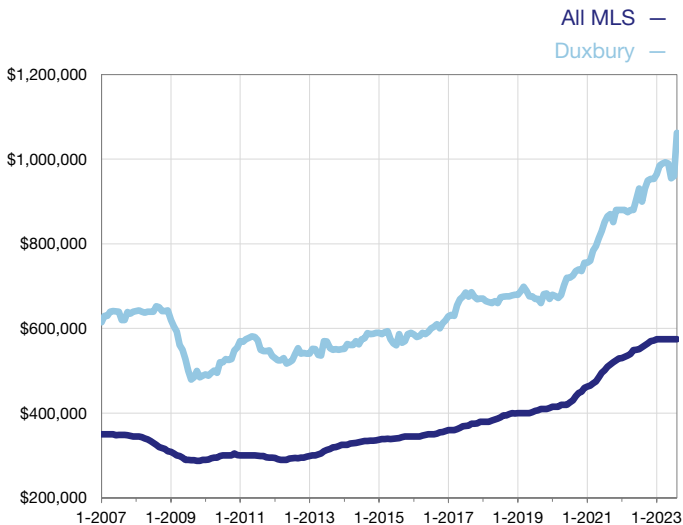
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	13	10	- 23.1%
Closed Sales	3	1	- 66.7%	13	9	- 30.8%
Median Sales Price*	\$670,000	\$795,000	+ 18.7%	\$610,000	\$470,000	- 23.0%
Inventory of Homes for Sale	2	4	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.6	+ 160.0%	--	--	--
Cumulative Days on Market Until Sale	13	18	+ 38.5%	23	44	+ 91.3%
Percent of Original List Price Received*	105.2%	100.0%	- 4.9%	102.5%	101.2%	- 1.3%
New Listings	0	0	--	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

