

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	86	59	- 31.4%
Closed Sales	11	5	- 54.5%	83	54	- 34.9%
Median Sales Price*	\$579,900	\$574,000	- 1.0%	\$525,000	\$556,050	+ 5.9%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	31	28	- 9.7%	35	35	0.0%
Percent of Original List Price Received*	99.1%	103.3%	+ 4.2%	103.0%	101.0%	- 1.9%
New Listings	5	7	+ 40.0%	96	60	- 37.5%

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

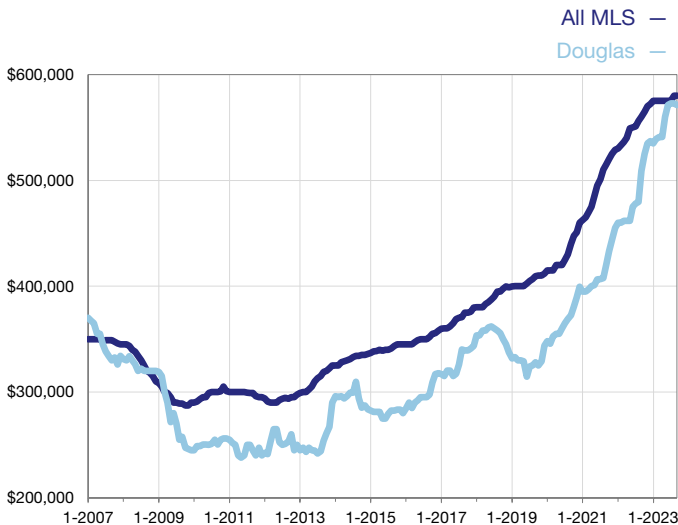
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	12	20	+ 66.7%
Closed Sales	1	3	+ 200.0%	13	16	+ 23.1%
Median Sales Price*	\$250,000	\$463,500	+ 85.4%	\$379,465	\$429,900	+ 13.3%
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	19	32	+ 68.4%	45	22	- 51.1%
Percent of Original List Price Received*	104.6%	99.4%	- 5.0%	103.3%	99.5%	- 3.7%
New Listings	2	1	- 50.0%	14	20	+ 42.9%

* 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

