

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	12	+ 71.4%	124	100	- 19.4%
Closed Sales	13	13	0.0%	127	101	- 20.5%
Median Sales Price*	\$1,300,000	\$1,200,000	- 7.7%	\$952,500	\$1,125,000	+ 18.1%
Inventory of Homes for Sale	14	31	+ 121.4%	--	--	--
Months Supply of Inventory	1.0	2.9	+ 190.0%	--	--	--
Cumulative Days on Market Until Sale	30	46	+ 53.3%	31	42	+ 35.5%
Percent of Original List Price Received*	104.4%	99.0%	- 5.2%	106.2%	102.5%	- 3.5%
New Listings	5	17	+ 240.0%	139	137	- 1.4%

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

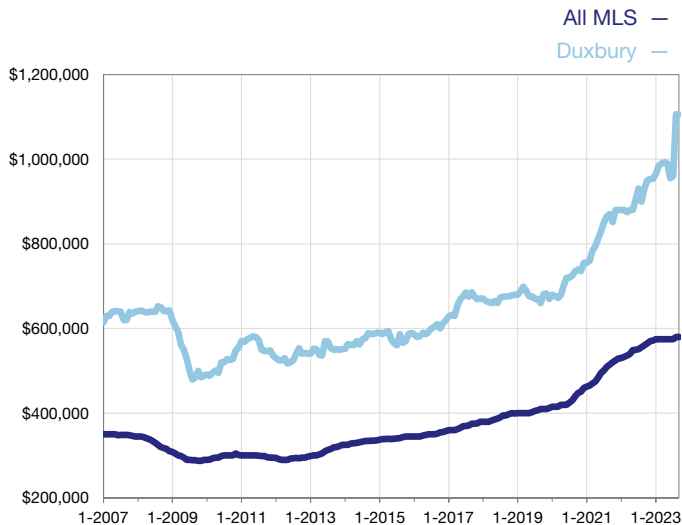
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	4	+ 300.0%	14	14	0.0%
Closed Sales	0	2	--	13	11	- 15.4%
Median Sales Price*	\$0	\$695,000	--	\$610,000	\$575,000	- 5.7%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	23	41	+ 78.3%
Percent of Original List Price Received*	0.0%	104.9%	--	102.5%	101.9%	- 0.6%
New Listings	1	2	+ 100.0%	15	17	+ 13.3%

* 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

