

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	92	66	- 28.3%
Closed Sales	6	8	+ 33.3%	89	62	- 30.3%
Median Sales Price*	\$631,770	\$559,560	- 11.4%	\$529,000	\$556,050	+ 5.1%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	1.9	1.2	- 36.8%	--	--	--
Cumulative Days on Market Until Sale	101	23	- 77.2%	39	33	- 15.4%
Percent of Original List Price Received*	104.7%	104.1%	- 0.6%	103.1%	101.4%	- 1.6%
New Listings	9	8	- 11.1%	105	68	- 35.2%

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

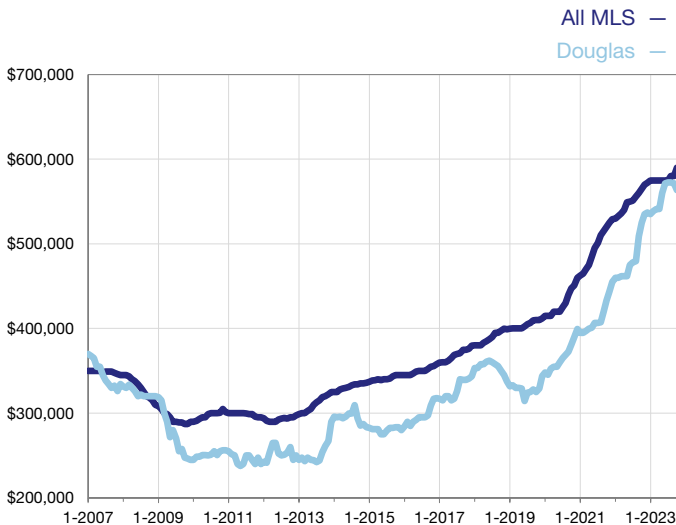
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	14	21	+ 50.0%
Closed Sales	3	3	0.0%	16	19	+ 18.8%
Median Sales Price*	\$300,000	\$467,500	+ 55.8%	\$374,733	\$439,900	+ 17.4%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	2.7	2.0	- 25.9%	--	--	--
Cumulative Days on Market Until Sale	5	36	+ 620.0%	37	24	- 35.1%
Percent of Original List Price Received*	105.4%	99.5%	- 5.6%	103.7%	99.5%	- 4.1%
New Listings	3	3	0.0%	17	23	+ 35.3%

* 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

