

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Duxbury

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	15	+ 150.0%	130	112	- 13.8%
Closed Sales	10	10	0.0%	137	111	- 19.0%
Median Sales Price*	\$1,047,500	<b>\$912,500</b>	- 12.9%	\$952,500	<b>\$1,075,000</b>	+ 12.9%
Inventory of Homes for Sale	15	27	+ 80.0%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	31	36	+ 16.1%	31	41	+ 32.3%
Percent of Original List Price Received*	101.7%	<b>96.0%</b>	- 5.6%	105.9%	<b>101.9%</b>	- 3.8%
New Listings	7	13	+ 85.7%	146	150	+ 2.7%

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

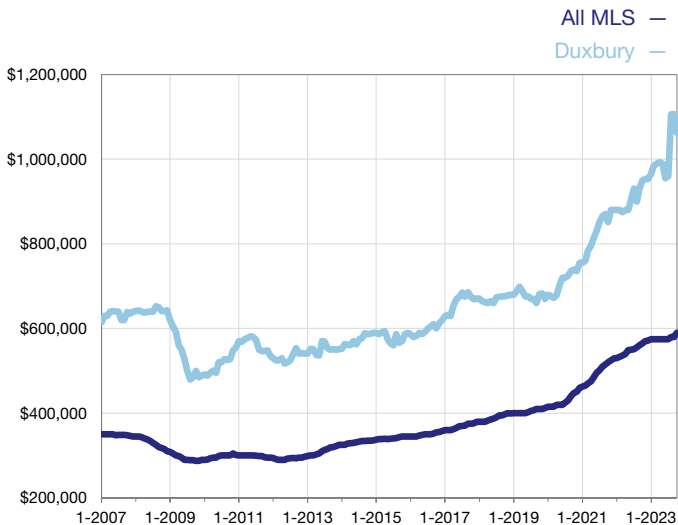
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	4	--	14	15	+ 7.1%
Closed Sales	1	2	+ 100.0%	14	13	- 7.1%
Median Sales Price*	\$725,000	<b>\$595,000</b>	- 17.9%	\$622,500	<b>\$575,000</b>	- 7.6%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--
Cumulative Days on Market Until Sale	9	33	+ 266.7%	22	40	+ 81.8%
Percent of Original List Price Received*	103.7%	<b>101.7%</b>	- 1.9%	102.6%	<b>101.9%</b>	- 0.7%
New Listings	2	0	- 100.0%	17	17	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

