

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	10	6	- 40.0%	102	71	- 30.4%
Closed Sales	5	6	+ 20.0%	94	68	- 27.7%
Median Sales Price*	\$635,000	\$451,000	- 29.0%	\$535,000	\$550,050	+ 2.8%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--
Cumulative Days on Market Until Sale	30	13	- 56.7%	39	32	- 17.9%
Percent of Original List Price Received*	102.2%	106.5%	+ 4.2%	103.1%	101.9%	- 1.2%
New Listings	8	7	- 12.5%	113	75	- 33.6%

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

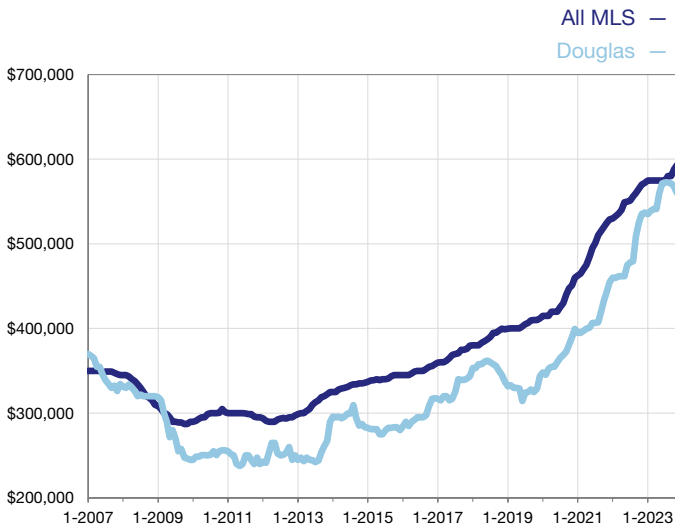
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	17	23	+ 35.3%
Closed Sales	2	1	- 50.0%	18	21	+ 16.7%
Median Sales Price*	\$382,450	\$365,000	- 4.6%	\$374,733	\$439,900	+ 17.4%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	12	27	+ 125.0%	34	23	- 32.4%
Percent of Original List Price Received*	101.6%	98.7%	- 2.9%	103.5%	99.5%	- 3.9%
New Listings	2	1	- 50.0%	19	24	+ 26.3%

* 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

