

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	9	+ 12.5%	138	119	- 13.8%
Closed Sales	5	10	+ 100.0%	142	121	- 14.8%
Median Sales Price*	\$1,050,000	\$1,105,000	+ 5.2%	\$953,750	\$1,075,000	+ 12.7%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--
Cumulative Days on Market Until Sale	43	46	+ 7.0%	32	42	+ 31.3%
Percent of Original List Price Received*	90.9%	94.7%	+ 4.2%	105.4%	101.3%	- 3.9%
New Listings	18	12	- 33.3%	164	162	- 1.2%

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

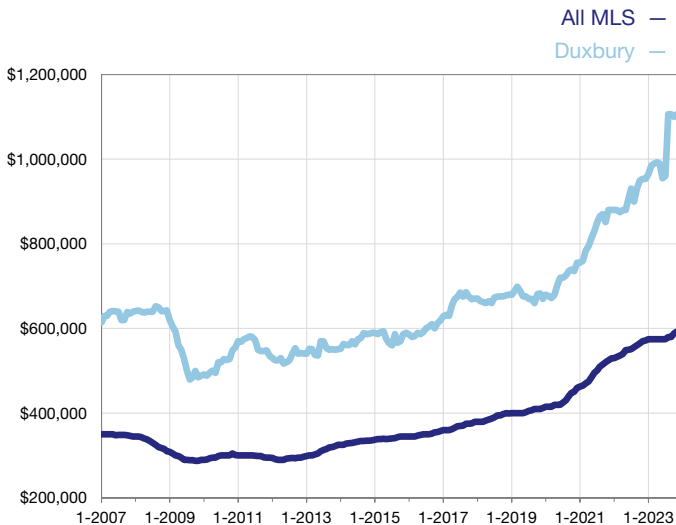
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	15	15	0.0%
Closed Sales	0	3	--	14	16	+ 14.3%
Median Sales Price*	\$0	\$610,000	--	\$622,500	\$581,250	- 6.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	0	79	--	22	47	+ 113.6%
Percent of Original List Price Received*	0.0%	91.2%	--	102.6%	99.9%	- 2.6%
New Listings	0	1	--	17	18	+ 5.9%

* 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

