

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	4	+ 33.3%	105	73	- 30.5%
Closed Sales	13	6	- 53.8%	107	74	- 30.8%
Median Sales Price*	\$541,000	<b>\$586,505</b>	+ 8.4%	\$537,096	<b>\$552,055</b>	+ 2.8%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.4	<b>1.2</b>	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	70	<b>45</b>	- 35.7%	42	<b>33</b>	- 21.4%
Percent of Original List Price Received*	97.2%	<b>101.0%</b>	+ 3.9%	102.4%	<b>101.8%</b>	- 0.6%
New Listings	3	<b>1</b>	- 66.7%	116	<b>76</b>	- 34.5%

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

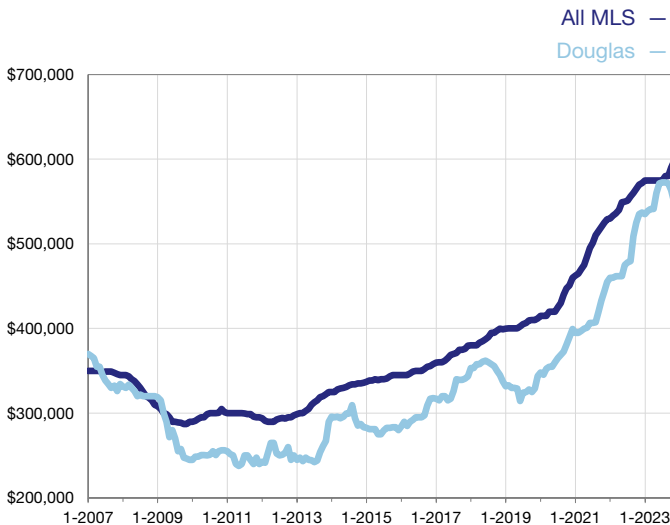
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	18	25	+ 38.9%
Closed Sales	2	2	0.0%	20	24	+ 20.0%
Median Sales Price*	\$442,400	<b>\$398,500</b>	- 9.9%	\$389,733	<b>\$443,450</b>	+ 13.8%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	2.0	<b>0.0</b>	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	12	<b>29</b>	+ 141.7%	32	<b>23</b>	- 28.1%
Percent of Original List Price Received*	100.0%	<b>98.3%</b>	- 1.7%	103.1%	<b>99.4%</b>	- 3.6%
New Listings	2	<b>0</b>	- 100.0%	21	<b>24</b>	+ 14.3%

\* 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

