

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	5	- 61.5%	151	122	- 19.2%
Closed Sales	10	9	- 10.0%	152	131	- 13.8%
Median Sales Price*	\$995,000	\$850,000	- 14.6%	\$953,750	\$1,025,000	+ 7.5%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	29	105	+ 262.1%	31	46	+ 48.4%
Percent of Original List Price Received*	99.5%	91.4%	- 8.1%	105.0%	100.6%	- 4.2%
New Listings	8	2	- 75.0%	172	163	- 5.2%

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

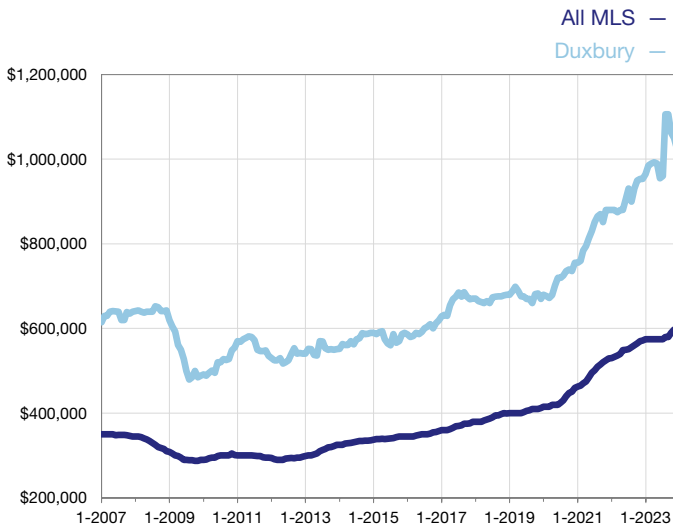
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	2	0.0%	17	17	0.0%
Closed Sales	2	0	- 100.0%	16	16	0.0%
Median Sales Price*	\$562,000	\$0	- 100.0%	\$601,500	\$581,250	- 3.4%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.1	--	--	--	--
Cumulative Days on Market Until Sale	99	0	- 100.0%	32	47	+ 46.9%
Percent of Original List Price Received*	95.7%	0.0%	- 100.0%	101.7%	99.9%	- 1.8%
New Listings	0	1	--	17	20	+ 17.6%

* 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

