

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

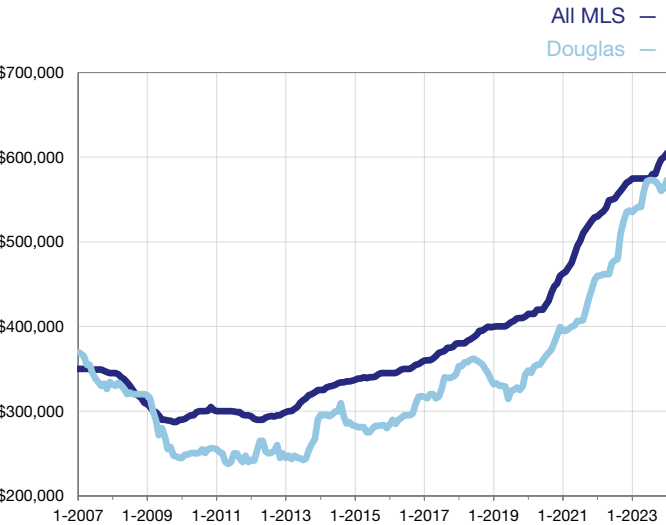
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	6	- 25.0%	8	6	- 25.0%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$427,500	\$389,000	- 9.0%	\$427,500	\$389,000	- 9.0%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	52	37	- 28.8%	52	37	- 28.8%
Percent of Original List Price Received*	97.0%	93.2%	- 3.9%	97.0%	93.2%	- 3.9%
New Listings	6	6	0.0%	6	6	0.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$495,000	\$440,000	- 11.1%	\$495,000	\$440,000	- 11.1%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--
Cumulative Days on Market Until Sale	21	56	+ 166.7%	21	56	+ 166.7%
Percent of Original List Price Received*	100.0%	91.9%	- 8.1%	100.0%	91.9%	- 8.1%
New Listings	3	3	0.0%	3	3	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

