

# Local Market Update – January 2024

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## Duxbury

### Single-Family Properties

| Key Metrics                              | January   |                    |         | Year to Date |                    |         |
|--|-----------|--------------------|---------|--------------|--------------------|---------|
|  | 2023      | 2024               | + / -   | 2023         | 2024               | + / -   |
| Pending Sales                            | 6         | 3                  | - 50.0% | 6            | 3                  | - 50.0% |
| Closed Sales                             | 7         | 5                  | - 28.6% | 7            | 5                  | - 28.6% |
| Median Sales Price*                      | \$925,000 | <b>\$1,035,000</b> | + 11.9% | \$925,000    | <b>\$1,035,000</b> | + 11.9% |
| Inventory of Homes for Sale              | 16        | 18                 | + 12.5% | --           | --                 | --      |
| Months Supply of Inventory               | 1.3       | 1.8                | + 38.5% | --           | --                 | --      |
| Cumulative Days on Market Until Sale     | 47        | 25                 | - 46.8% | 47           | 25                 | - 46.8% |
| Percent of Original List Price Received* | 93.6%     | <b>99.4%</b>       | + 6.2%  | 93.6%        | <b>99.4%</b>       | + 6.2%  |
| New Listings                             | 7         | 7                  | 0.0%    | 7            | 7                  | 0.0%    |

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

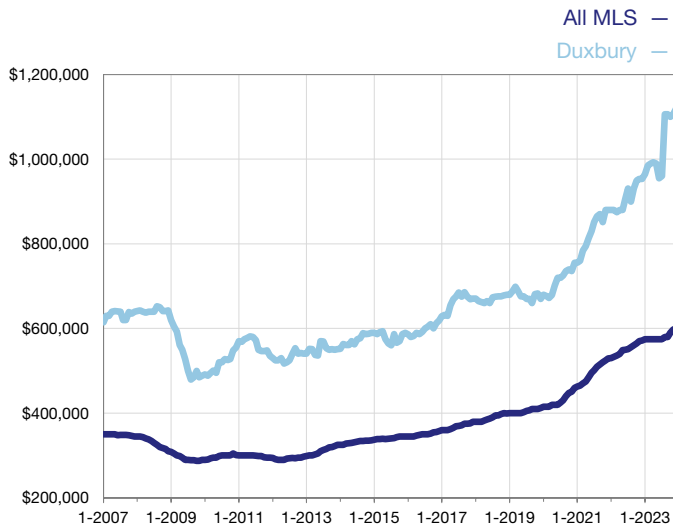
### Condominium Properties

| Key Metrics                              | January   |                  |          | Year to Date |                  |          |
|--|-----------|------------------|----------|--------------|------------------|----------|
|  | 2023      | 2024             | + / -    | 2023         | 2024             | + / -    |
| Pending Sales                            | 1         | 2                | + 100.0% | 1            | 2                | + 100.0% |
| Closed Sales                             | 1         | 1                | 0.0%     | 1            | 1                | 0.0%     |
| Median Sales Price*                      | \$400,000 | <b>\$450,000</b> | + 12.5%  | \$400,000    | <b>\$450,000</b> | + 12.5%  |
| Inventory of Homes for Sale              | 0         | 3                | --       | --           | --               | --       |
| Months Supply of Inventory               | 0.0       | 1.6              | --       | --           | --               | --       |
| Cumulative Days on Market Until Sale     | 67        | 20               | - 70.1%  | 67           | 20               | - 70.1%  |
| Percent of Original List Price Received* | 102.6%    | <b>112.5%</b>    | + 9.6%   | 102.6%       | <b>112.5%</b>    | + 9.6%   |
| New Listings                             | 1         | 3                | + 200.0% | 1            | 3                | + 200.0% |

\* 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

