

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

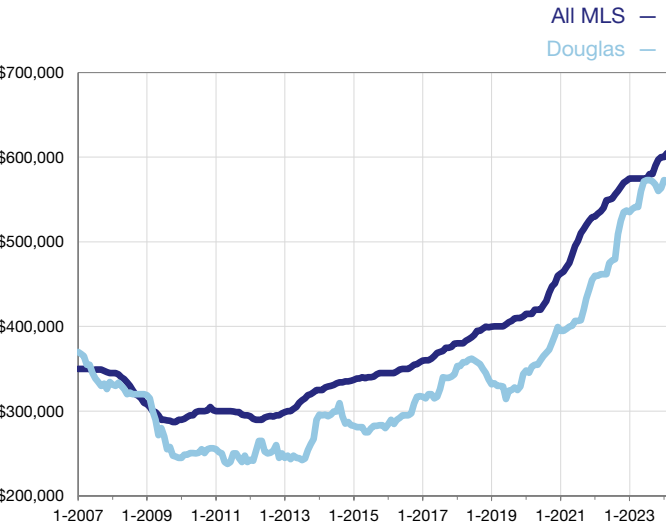
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	9	12	+ 33.3%
Closed Sales	6	6	0.0%	14	11	- 21.4%
Median Sales Price*	\$606,200	\$527,500	- 13.0%	\$525,000	\$470,000	- 10.5%
Inventory of Homes for Sale	10	1	- 90.0%	--	--	--
Months Supply of Inventory	1.2	0.2	- 83.3%	--	--	--
Cumulative Days on Market Until Sale	42	64	+ 52.4%	48	52	+ 8.3%
Percent of Original List Price Received*	102.1%	98.4%	- 3.6%	99.2%	96.0%	- 3.2%
New Listings	1	2	+ 100.0%	7	8	+ 14.3%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	4	1	- 75.0%
Closed Sales	3	2	- 33.3%	4	3	- 25.0%
Median Sales Price*	\$275,000	\$385,000	+ 40.0%	\$288,500	\$440,000	+ 52.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	21	40	+ 90.5%	21	45	+ 114.3%
Percent of Original List Price Received*	99.3%	103.6%	+ 4.3%	99.5%	99.7%	+ 0.2%
New Listings	0	1	--	3	4	+ 33.3%

\* 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

