

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

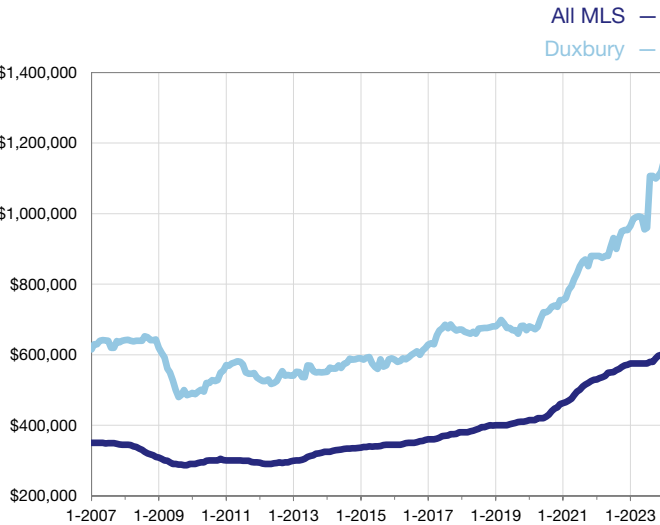
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	17	+ 142.9%	13	17	+ 30.8%
Closed Sales	7	2	- 71.4%	14	7	- 50.0%
Median Sales Price*	\$850,000	\$1,211,600	+ 42.5%	\$887,500	\$1,035,000	+ 16.6%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--
Cumulative Days on Market Until Sale	97	101	+ 4.1%	72	47	- 34.7%
Percent of Original List Price Received*	93.4%	97.4%	+ 4.3%	93.5%	98.8%	+ 5.7%
New Listings	9	15	+ 66.7%	16	22	+ 37.5%

* 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	3	+ 200.0%	2	4	+ 100.0%
Closed Sales	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$587,500	\$0	- 100.0%	\$493,750	\$450,000	- 8.9%
Inventory of Homes for Sale	0	4	--	--	--	--
Months Supply of Inventory	0.0	2.0	--	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	37	20	- 45.9%
Percent of Original List Price Received*	101.5%	0.0%	- 100.0%	102.0%	112.5%	+ 10.3%
New Listings	1	3	+ 200.0%	2	6	+ 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

