

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	16	+ 77.8%	22	31	+ 40.9%
Closed Sales	6	8	+ 33.3%	20	15	- 25.0%
Median Sales Price*	\$1,152,000	\$889,500	- 22.8%	\$915,000	\$950,000	+ 3.8%
Inventory of Homes for Sale	21	19	- 9.5%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--
Cumulative Days on Market Until Sale	133	64	- 51.9%	90	56	- 37.8%
Percent of Original List Price Received*	103.6%	96.3%	- 7.0%	96.5%	97.5%	+ 1.0%
New Listings	14	13	- 7.1%	30	35	+ 16.7%

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

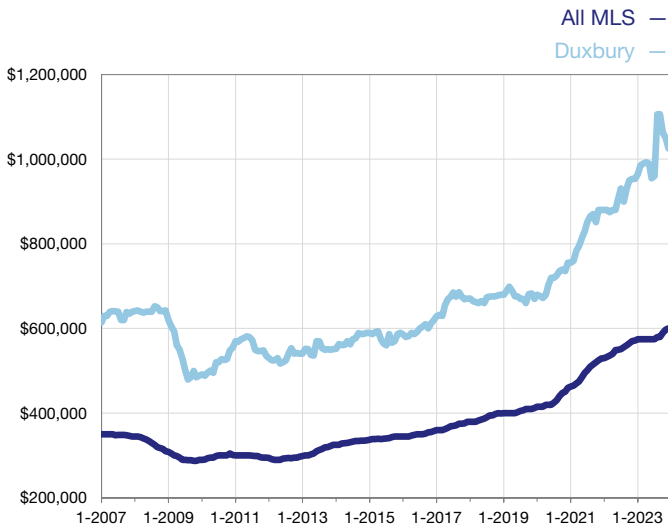
Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	2	5	+ 150.0%
Closed Sales	0	4	--	2	5	+ 150.0%
Median Sales Price*	\$0	\$520,000	--	\$493,750	\$515,000	+ 4.3%
Inventory of Homes for Sale	1	8	+ 700.0%	--	--	--
Months Supply of Inventory	0.6	4.2	+ 600.0%	--	--	--
Cumulative Days on Market Until Sale	0	87	--	37	73	+ 97.3%
Percent of Original List Price Received*	0.0%	90.4%	--	102.0%	94.8%	- 7.1%
New Listings	1	5	+ 400.0%	3	11	+ 266.7%

* 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

