

# Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Duxbury

### Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	19	+ 111.1%	31	48	+ 54.8%
Closed Sales	8	18	+ 125.0%	28	33	+ 17.9%
Median Sales Price*	\$994,450	\$1,506,500	+ 51.5%	\$957,450	\$1,100,000	+ 14.9%
Inventory of Homes for Sale	28	25	- 10.7%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	22	60	+ 172.7%	71	58	- 18.3%
Percent of Original List Price Received*	104.7%	99.9%	- 4.6%	98.9%	98.8%	- 0.1%
New Listings	17	21	+ 23.5%	47	58	+ 23.4%

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

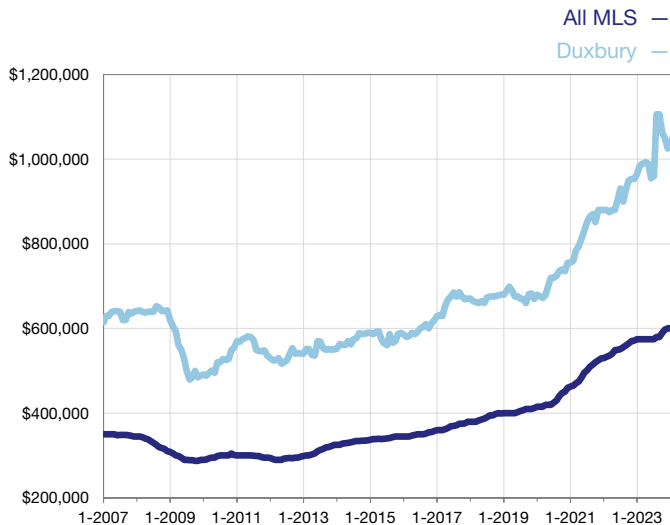
### Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	5	--	2	10	+ 400.0%
Closed Sales	1	1	0.0%	3	6	+ 100.0%
Median Sales Price*	\$470,000	\$380,000	- 19.1%	\$470,000	\$482,500	+ 2.7%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.5	1.8	+ 260.0%	--	--	--
Cumulative Days on Market Until Sale	204	18	- 91.2%	93	64	- 31.2%
Percent of Original List Price Received*	96.9%	100.0%	+ 3.2%	100.3%	95.7%	- 4.6%
New Listings	0	3	--	3	12	+ 300.0%

\* 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

