

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

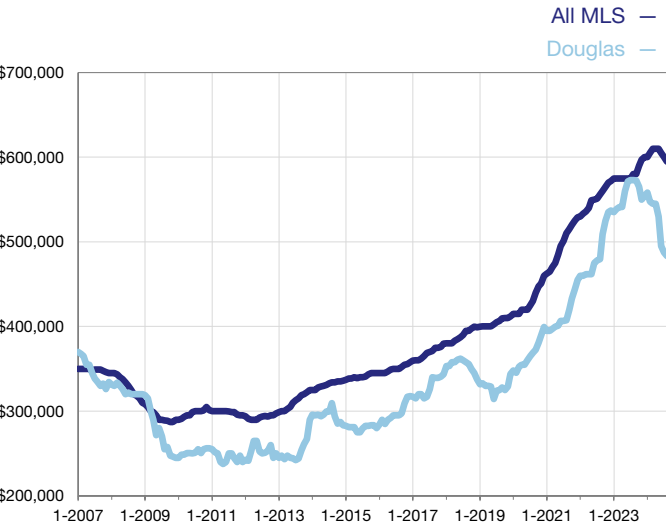
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	11	+ 22.2%	54	56	+ 3.7%
Closed Sales	10	7	- 30.0%	50	50	0.0%
Median Sales Price*	\$508,000	\$501,000	- 1.4%	\$556,050	\$513,000	- 7.7%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	32	26	- 18.8%	35	28	- 20.0%
Percent of Original List Price Received*	98.6%	103.3%	+ 4.8%	100.8%	100.9%	+ 0.1%
New Listings	9	16	+ 77.8%	53	77	+ 45.3%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	0	- 100.0%	19	11	- 42.1%
Closed Sales	1	0	- 100.0%	13	11	- 15.4%
Median Sales Price*	\$378,000	\$0	- 100.0%	\$419,900	\$440,000	+ 4.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	11	0	- 100.0%	20	40	+ 100.0%
Percent of Original List Price Received*	108.0%	0.0%	- 100.0%	99.5%	101.5%	+ 2.0%
New Listings	6	1	- 83.3%	19	14	- 26.3%

* 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

