

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	12	23	+ 91.7%	87	124	+ 42.5%
Closed Sales	14	25	+ 78.6%	88	105	+ 19.3%
Median Sales Price*	\$1,362,500	\$1,200,000	- 11.9%	\$1,106,488	\$1,259,000	+ 13.8%
Inventory of Homes for Sale	31	16	- 48.4%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	41	49	+ 19.5%
Percent of Original List Price Received*	104.4%	100.2%	- 4.0%	103.0%	98.7%	- 4.2%
New Listings	14	13	- 7.1%	120	132	+ 10.0%

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

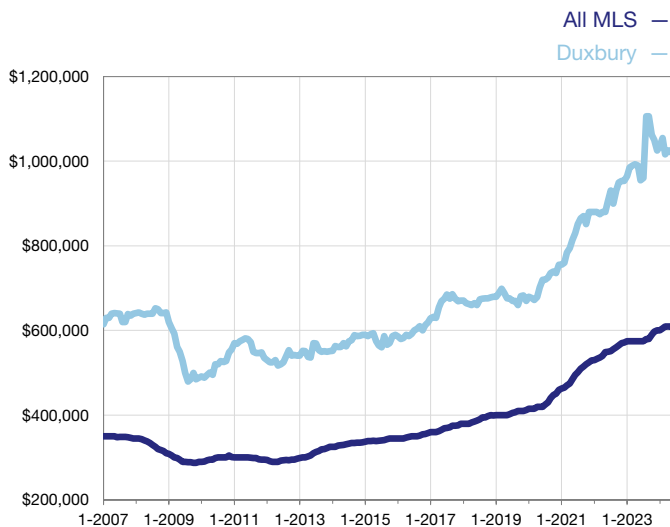
Condominium Properties

Key Metrics	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	1	0.0%	10	20	+ 100.0%
Closed Sales	1	5	+ 400.0%	9	20	+ 122.2%
Median Sales Price*	\$795,000	\$668,000	- 16.0%	\$470,000	\$623,500	+ 32.7%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.2	0.8	- 75.0%	--	--	--
Cumulative Days on Market Until Sale	18	33	+ 83.3%	44	60	+ 36.4%
Percent of Original List Price Received*	100.0%	100.9%	+ 0.9%	101.2%	97.7%	- 3.5%
New Listings	1	2	+ 100.0%	15	21	+ 40.0%

* 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

