

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

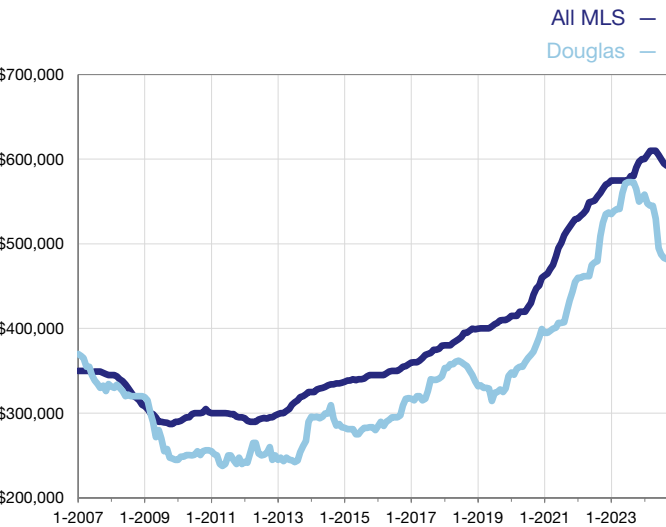
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	11	+ 266.7%	57	63	+ 10.5%
Closed Sales	5	4	- 20.0%	55	54	- 1.8%
Median Sales Price*	\$574,000	\$465,000	- 19.0%	\$562,000	\$507,500	- 9.7%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	1.9	3.2	+ 68.4%	--	--	--
Cumulative Days on Market Until Sale	28	33	+ 17.9%	35	28	- 20.0%
Percent of Original List Price Received*	103.3%	96.1%	- 7.0%	101.0%	100.5%	- 0.5%
New Listings	7	14	+ 100.0%	60	90	+ 50.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	20	12	- 40.0%
Closed Sales	3	0	- 100.0%	16	11	- 31.3%
Median Sales Price*	\$463,500	\$0	- 100.0%	\$429,900	\$440,000	+ 2.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.2	1.1	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	32	0	- 100.0%	22	40	+ 81.8%
Percent of Original List Price Received*	99.4%	0.0%	- 100.0%	99.5%	101.5%	+ 2.0%
New Listings	1	0	- 100.0%	20	14	- 30.0%

* 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

