

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

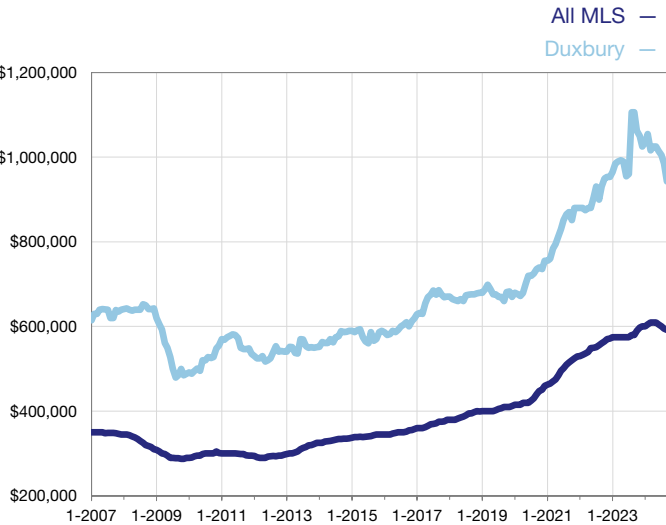
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	9	9	0.0%	96	130	+ 35.4%
Closed Sales	13	18	+ 38.5%	101	123	+ 21.8%
Median Sales Price*	\$1,200,000	\$1,242,750	+ 3.6%	\$1,125,000	\$1,255,000	+ 11.6%
Inventory of Homes for Sale	36	24	- 33.3%	--	--	--
Months Supply of Inventory	3.5	1.7	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	46	25	- 45.7%	42	46	+ 9.5%
Percent of Original List Price Received*	99.0%	99.6%	+ 0.6%	102.5%	98.8%	- 3.6%
New Listings	17	15	- 11.8%	137	146	+ 6.6%

* 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	0	- 100.0%	11	20	+ 81.8%
Closed Sales	2	1	- 50.0%	11	21	+ 90.9%
Median Sales Price*	\$695,000	\$444,000	- 36.1%	\$575,000	\$622,000	+ 8.2%
Inventory of Homes for Sale	6	4	- 33.3%	--	--	--
Months Supply of Inventory	3.9	1.6	- 59.0%	--	--	--
Cumulative Days on Market Until Sale	26	8	- 69.2%	41	58	+ 41.5%
Percent of Original List Price Received*	104.9%	101.1%	- 3.6%	101.9%	97.8%	- 4.0%
New Listings	2	2	0.0%	17	23	+ 35.3%

* 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

