

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

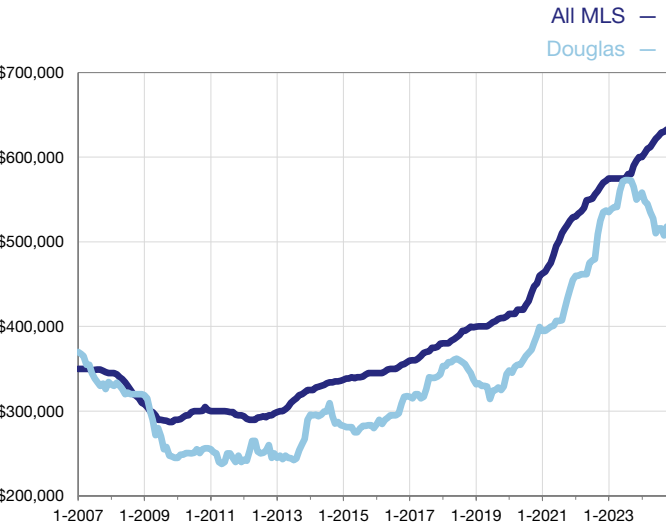
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	64	72	+ 12.5%
Closed Sales	8	12	+ 50.0%	63	66	+ 4.8%
Median Sales Price*	\$559,560	\$575,000	+ 2.8%	\$562,000	\$518,000	- 7.8%
Inventory of Homes for Sale	10	25	+ 150.0%	--	--	--
Months Supply of Inventory	1.6	3.8	+ 137.5%	--	--	--
Cumulative Days on Market Until Sale	23	55	+ 139.1%	33	33	0.0%
Percent of Original List Price Received*	104.1%	97.6%	- 6.2%	101.4%	100.0%	- 1.4%
New Listings	8	12	+ 50.0%	68	101	+ 48.5%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	21	12	- 42.9%
Closed Sales	4	0	- 100.0%	20	11	- 45.0%
Median Sales Price*	\$466,200	\$0	- 100.0%	\$443,450	\$440,000	- 0.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	0	- 100.0%	23	40	+ 73.9%
Percent of Original List Price Received*	99.6%	0.0%	- 100.0%	99.5%	101.5%	+ 2.0%
New Listings	3	0	- 100.0%	23	14	- 39.1%

* 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

