

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Duxbury

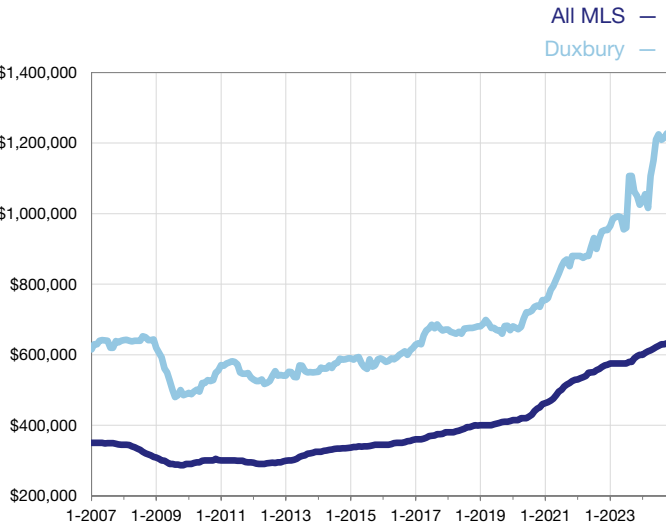
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	12	19	+ 58.3%	108	148	+ 37.0%
Closed Sales	10	9	- 10.0%	111	132	+ 18.9%
Median Sales Price*	\$912,500	\$1,100,000	+ 20.5%	\$1,075,000	\$1,249,785	+ 16.3%
Inventory of Homes for Sale	33	17	- 48.5%	--	--	--
Months Supply of Inventory	3.1	1.2	- 61.3%	--	--	--
Cumulative Days on Market Until Sale	36	91	+ 152.8%	41	49	+ 19.5%
Percent of Original List Price Received*	96.0%	101.4%	+ 5.6%	101.9%	99.0%	- 2.8%
New Listings	13	15	+ 15.4%	150	161	+ 7.3%

\* 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	4	4	0.0%	15	24	+ 60.0%
Closed Sales	2	2	0.0%	13	23	+ 76.9%
Median Sales Price*	\$595,000	\$404,500	- 32.0%	\$575,000	\$610,000	+ 6.1%
Inventory of Homes for Sale	1	3	+ 200.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	33	27	- 18.2%	40	55	+ 37.5%
Percent of Original List Price Received*	101.7%	106.8%	+ 5.0%	101.9%	98.6%	- 3.2%
New Listings	0	3	--	17	26	+ 52.9%

\* 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

