

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

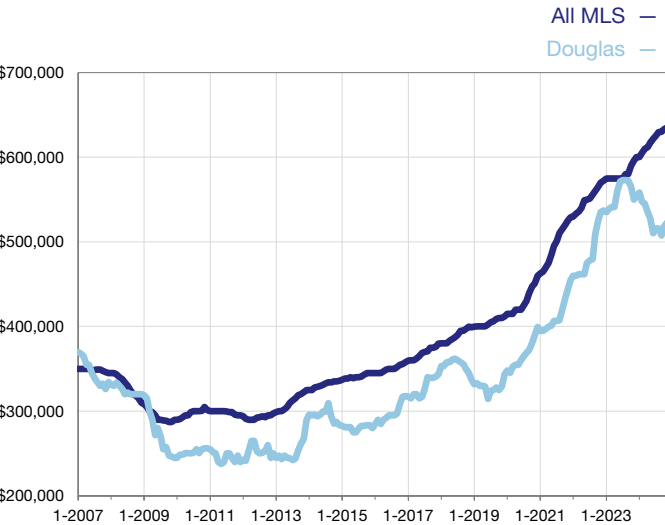
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	16	+ 300.0%	68	84	+ 23.5%
Closed Sales	6	7	+ 16.7%	69	72	+ 4.3%
Median Sales Price*	\$451,000	\$500,000	+ 10.9%	\$550,100	\$513,000	- 6.7%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--
Cumulative Days on Market Until Sale	13	32	+ 146.2%	31	34	+ 9.7%
Percent of Original List Price Received*	106.5%	99.1%	- 6.9%	101.9%	99.7%	- 2.2%
New Listings	7	8	+ 14.3%	75	108	+ 44.0%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	7	+ 250.0%	23	19	- 17.4%
Closed Sales	2	1	- 50.0%	22	14	- 36.4%
Median Sales Price*	\$412,450	\$455,000	+ 10.3%	\$443,450	\$450,000	+ 1.5%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	14	30	+ 114.3%	22	34	+ 54.5%
Percent of Original List Price Received*	99.3%	92.9%	- 6.4%	99.5%	100.7%	+ 1.2%
New Listings	1	9	+ 800.0%	24	23	- 4.2%

\* 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

