

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

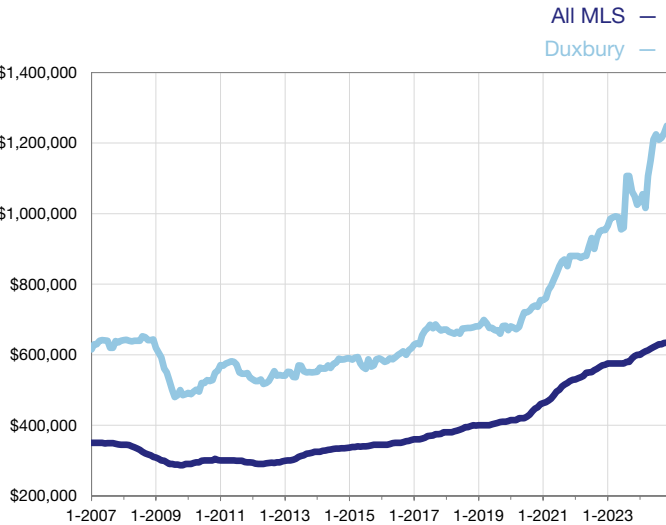
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	12	+ 50.0%	116	157	+ 35.3%
Closed Sales	11	9	- 18.2%	122	141	+ 15.6%
Median Sales Price*	\$985,000	\$1,215,000	+ 23.4%	\$1,050,000	\$1,249,570	+ 19.0%
Inventory of Homes for Sale	30	15	- 50.0%	--	--	--
Months Supply of Inventory	2.8	1.0	- 64.3%	--	--	--
Cumulative Days on Market Until Sale	45	42	- 6.7%	42	48	+ 14.3%
Percent of Original List Price Received*	95.3%	98.6%	+ 3.5%	101.3%	99.0%	- 2.3%
New Listings	11	9	- 18.2%	161	170	+ 5.6%

* 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	0	1	--	15	25	+ 66.7%
Closed Sales	3	1	- 66.7%	16	23	+ 43.8%
Median Sales Price*	\$610,000	\$305,693	- 49.9%	\$581,250	\$610,000	+ 4.9%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	79	11	- 86.1%	47	55	+ 17.0%
Percent of Original List Price Received*	91.2%	100.2%	+ 9.9%	99.9%	97.9%	- 2.0%
New Listings	2	1	- 50.0%	19	27	+ 42.1%

* 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

