

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

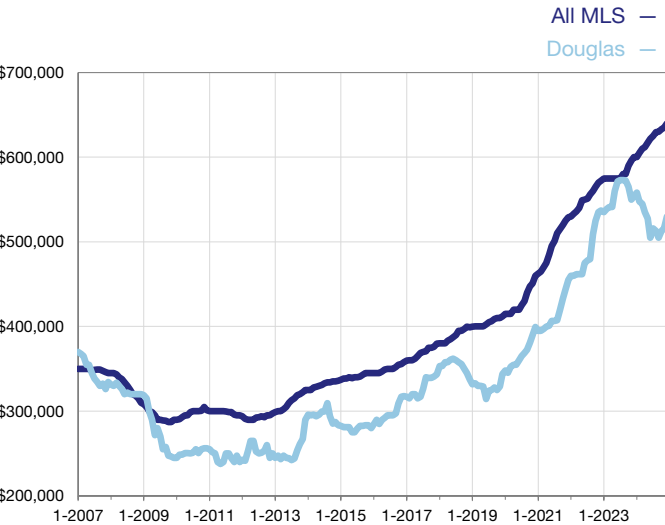
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	9	+ 125.0%	72	91	+ 26.4%
Closed Sales	6	14	+ 133.3%	75	85	+ 13.3%
Median Sales Price*	\$586,505	\$555,750	- 5.2%	\$554,010	\$530,000	- 4.3%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	45	40	- 11.1%	33	34	+ 3.0%
Percent of Original List Price Received*	101.0%	99.2%	- 1.8%	101.8%	99.6%	- 2.2%
New Listings	0	5	--	75	114	+ 52.0%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	25	20	- 20.0%
Closed Sales	2	1	- 50.0%	24	15	- 37.5%
Median Sales Price*	\$398,500	\$489,900	+ 22.9%	\$443,450	\$455,000	+ 2.6%
Inventory of Homes for Sale	0	3	--	--	--	--
Months Supply of Inventory	0.0	1.2	--	--	--	--
Cumulative Days on Market Until Sale	29	0	- 100.0%	23	31	+ 34.8%
Percent of Original List Price Received*	98.3%	100.0%	+ 1.7%	99.4%	100.6%	+ 1.2%
New Listings	0	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

