

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Duxbury

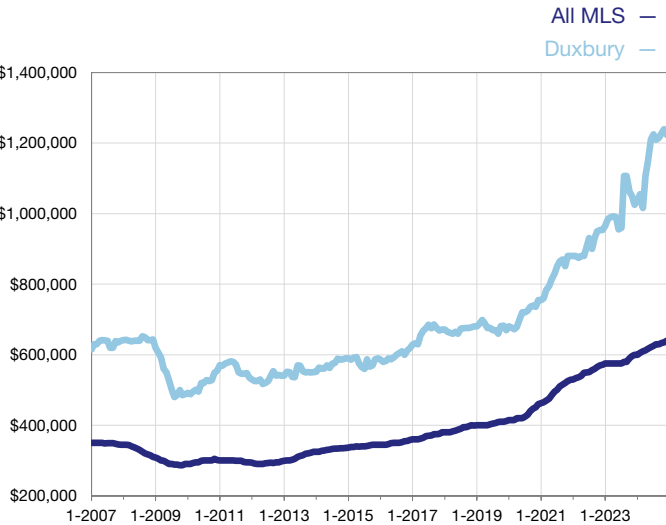
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	8	+ 60.0%	121	164	+ 35.5%
Closed Sales	9	15	+ 66.7%	131	156	+ 19.1%
Median Sales Price*	\$850,000	\$1,185,000	+ 39.4%	\$1,025,000	\$1,222,500	+ 19.3%
Inventory of Homes for Sale	21	10	- 52.4%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	105	44	- 58.1%	46	48	+ 4.3%
Percent of Original List Price Received*	91.4%	94.8%	+ 3.7%	100.6%	98.6%	- 2.0%
New Listings	2	7	+ 250.0%	163	177	+ 8.6%

\* 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	1	1	0.0%	16	26	+ 62.5%
Closed Sales	0	2	--	16	25	+ 56.3%
Median Sales Price*	\$0	\$787,450	--	\$581,250	\$622,000	+ 7.0%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--
Cumulative Days on Market Until Sale	0	71	--	47	56	+ 19.1%
Percent of Original List Price Received*	0.0%	98.4%	--	99.9%	97.9%	- 2.0%
New Listings	1	0	- 100.0%	20	27	+ 35.0%

\* 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

