

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

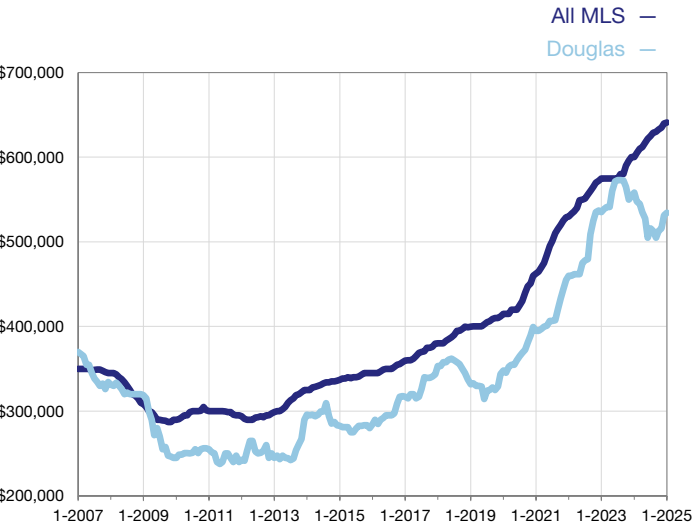
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	6	4	- 33.3%	6	4	- 33.3%
Closed Sales	5	6	+ 20.0%	5	6	+ 20.0%
Median Sales Price*	\$389,000	\$372,500	- 4.2%	\$389,000	\$372,500	- 4.2%
Inventory of Homes for Sale	6	16	+ 166.7%	--	--	--
Months Supply of Inventory	1.0	2.2	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	37	52	+ 40.5%	37	52	+ 40.5%
Percent of Original List Price Received*	93.2%	96.9%	+ 4.0%	93.2%	96.9%	+ 4.0%
New Listings	6	15	+ 150.0%	6	15	+ 150.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	1	2	+ 100.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$440,000	\$328,000	- 25.5%	\$440,000	\$328,000	- 25.5%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	56	48	- 14.3%	56	48	- 14.3%
Percent of Original List Price Received*	91.9%	96.8%	+ 5.3%	91.9%	96.8%	+ 5.3%
New Listings	3	0	- 100.0%	3	0	- 100.0%

* 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

