

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

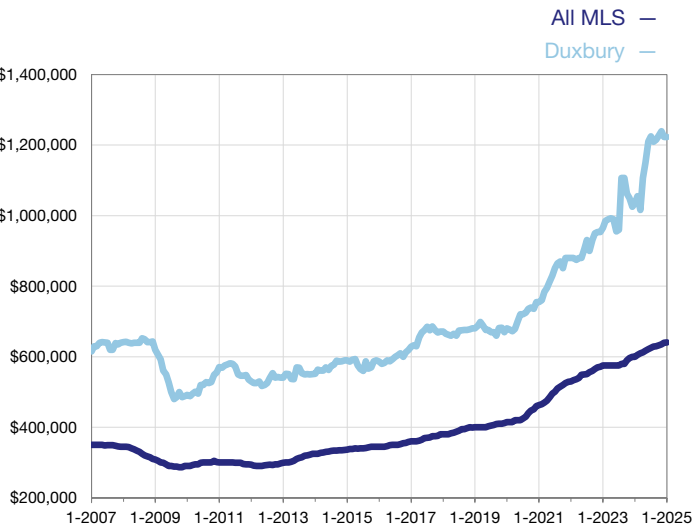
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	4	--	0	4	--
Closed Sales	5	15	+ 200.0%	5	15	+ 200.0%
Median Sales Price*	\$1,035,000	\$1,190,000	+ 15.0%	\$1,035,000	\$1,190,000	+ 15.0%
Inventory of Homes for Sale	26	13	- 50.0%	--	--	--
Months Supply of Inventory	2.5	0.9	- 64.0%	--	--	--
Cumulative Days on Market Until Sale	25	36	+ 44.0%	25	36	+ 44.0%
Percent of Original List Price Received*	99.4%	102.1%	+ 2.7%	99.4%	102.1%	+ 2.7%
New Listings	7	8	+ 14.3%	7	8	+ 14.3%

* 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	0	- 100.0%	1	0	- 100.0%
Closed Sales	1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*	\$450,000	\$626,500	+ 39.2%	\$450,000	\$626,500	+ 39.2%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.6	1.3	- 18.8%	--	--	--
Cumulative Days on Market Until Sale	20	46	+ 130.0%	20	46	+ 130.0%
Percent of Original List Price Received*	112.5%	97.1%	- 13.7%	112.5%	97.1%	- 13.7%
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

