

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

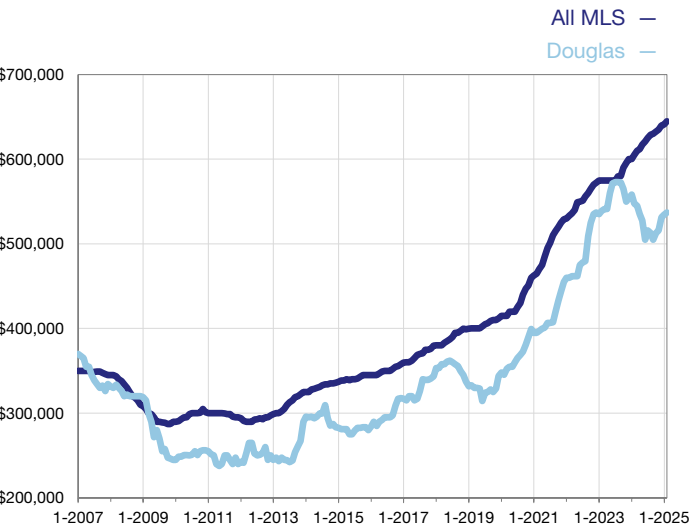
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	5	0.0%	11	8	- 27.3%
Closed Sales	6	6	0.0%	11	12	+ 9.1%
Median Sales Price*	\$527,500	\$592,500	+ 12.3%	\$470,000	\$552,500	+ 17.6%
Inventory of Homes for Sale	2	15	+ 650.0%	--	--	--
Months Supply of Inventory	0.3	2.1	+ 600.0%	--	--	--
Cumulative Days on Market Until Sale	64	36	- 43.8%	52	44	- 15.4%
Percent of Original List Price Received*	98.4%	98.3%	- 0.1%	96.0%	97.6%	+ 1.7%
New Listings	2	3	+ 50.0%	8	18	+ 125.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	0	0	--	1	2	+ 100.0%
Closed Sales	2	1	- 50.0%	3	2	- 33.3%
Median Sales Price*	\$385,000	\$380,000	- 1.3%	\$440,000	\$354,000	- 19.5%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--
Cumulative Days on Market Until Sale	40	23	- 42.5%	45	36	- 20.0%
Percent of Original List Price Received*	103.6%	100.0%	- 3.5%	99.7%	98.4%	- 1.3%
New Listings	1	2	+ 100.0%	4	2	- 50.0%

\* 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

