

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

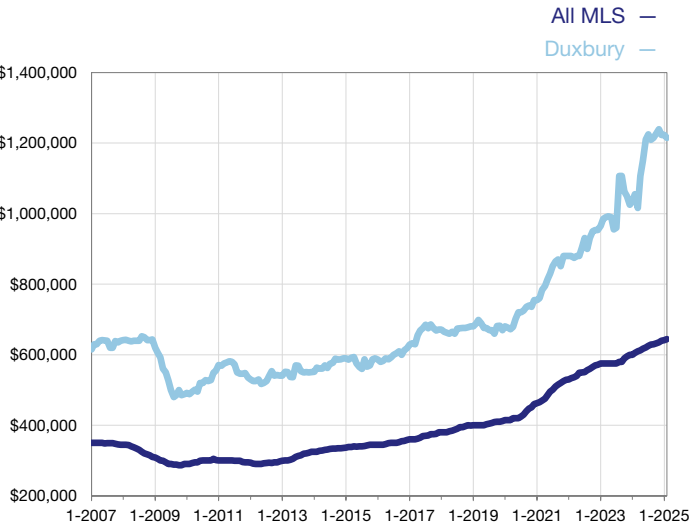
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	7	- 53.3%	15	11	- 26.7%
Closed Sales	2	3	+ 50.0%	7	18	+ 157.1%
Median Sales Price*	\$1,211,600	\$760,000	- 37.3%	\$1,035,000	\$1,091,520	+ 5.5%
Inventory of Homes for Sale	24	15	- 37.5%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--
Cumulative Days on Market Until Sale	101	50	- 50.5%	47	38	- 19.1%
Percent of Original List Price Received*	97.4%	95.0%	- 2.5%	98.8%	100.9%	+ 2.1%
New Listings	15	10	- 33.3%	22	18	- 18.2%

* 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	3	1	- 66.7%	4	1	- 75.0%
Closed Sales	0	0	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$450,000	\$626,500	+ 39.2%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	20	46	+ 130.0%
Percent of Original List Price Received*	0.0%	0.0%	--	112.5%	97.1%	- 13.7%
New Listings	3	3	0.0%	6	3	- 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

