

# Local Market Update – March 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Duxbury

### Single-Family Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	14	15	+ 7.1%	29	25	- 13.8%
Closed Sales	8	6	- 25.0%	15	24	+ 60.0%
Median Sales Price*	\$889,500	<b>\$1,722,500</b>	+ 93.6%	\$950,000	<b>\$1,161,520</b>	+ 22.3%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	64	42	- 34.4%	56	39	- 30.4%
Percent of Original List Price Received*	96.3%	97.0%	+ 0.7%	97.5%	100.0%	+ 2.6%
New Listings	15	19	+ 26.7%	37	38	+ 2.7%

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

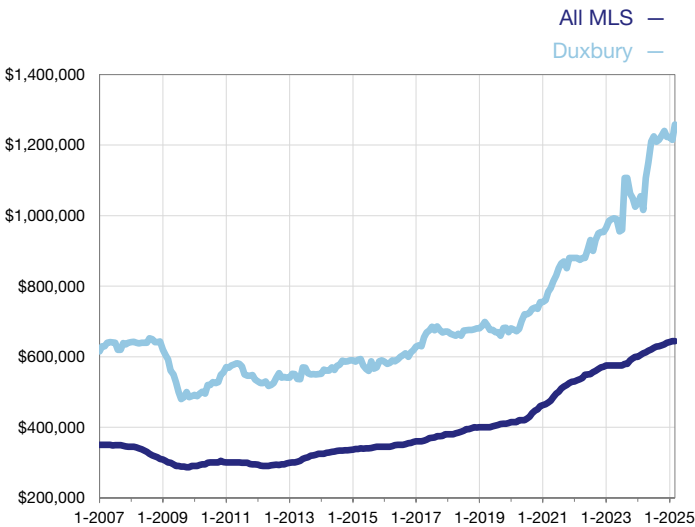
### Condominium Properties

Key Metrics	March			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	4	+ 300.0%	5	4	- 20.0%
Closed Sales	4	1	- 75.0%	5	3	- 40.0%
Median Sales Price*	\$520,000	<b>\$700,000</b>	+ 34.6%	\$515,000	<b>\$700,000</b>	+ 35.9%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	3.2	1.1	- 65.6%	--	--	--
Cumulative Days on Market Until Sale	87	18	- 79.3%	73	36	- 50.7%
Percent of Original List Price Received*	90.4%	102.2%	+ 13.1%	94.8%	98.8%	+ 4.2%
New Listings	3	2	- 33.3%	9	5	- 44.4%

\* 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

