

# Duxbury

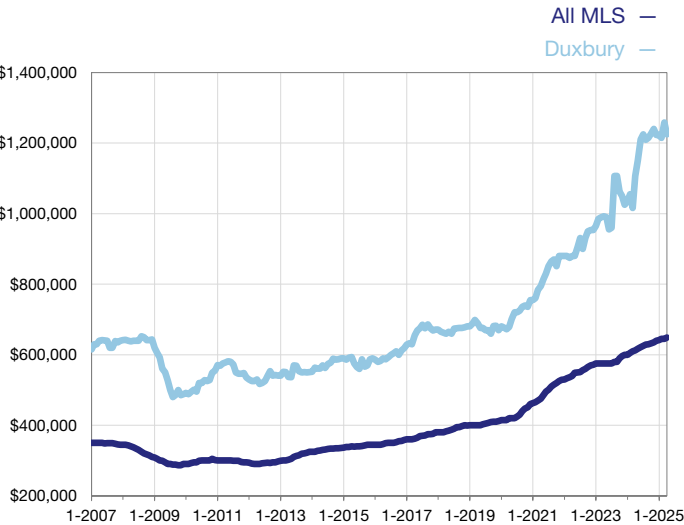
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	15	19	+ 26.7%	44	43	- 2.3%
Closed Sales	18	8	- 55.6%	33	32	- 3.0%
Median Sales Price*	\$1,506,500	\$1,025,000	- 32.0%	\$1,100,000	\$1,121,520	+ 2.0%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	60	33	- 45.0%	58	37	- 36.2%
Percent of Original List Price Received*	99.9%	96.4%	- 3.5%	98.8%	99.1%	+ 0.3%
New Listings	21	28	+ 33.3%	58	66	+ 13.8%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	9	5	- 44.4%
Closed Sales	1	3	+ 200.0%	6	6	0.0%
Median Sales Price*	\$380,000	\$565,000	+ 48.7%	\$482,500	\$632,500	+ 31.1%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	18	52	+ 188.9%	64	44	- 31.3%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	95.7%	99.9%	+ 4.4%
New Listings	3	4	+ 33.3%	12	9	- 25.0%

\* 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

