

Duxbury

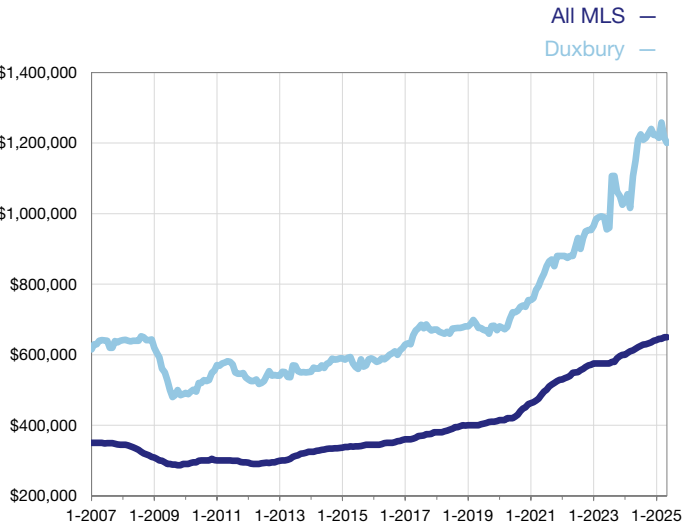
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	20	18	- 10.0%	64	59	- 7.8%
Closed Sales	12	16	+ 33.3%	45	48	+ 6.7%
Median Sales Price*	\$1,690,000	\$965,000	- 42.9%	\$1,250,000	\$1,029,406	- 17.6%
Inventory of Homes for Sale	31	38	+ 22.6%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--
Cumulative Days on Market Until Sale	51	28	- 45.1%	56	34	- 39.3%
Percent of Original List Price Received*	98.0%	101.2%	+ 3.3%	98.6%	99.8%	+ 1.2%
New Listings	21	26	+ 23.8%	79	92	+ 16.5%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	5	2	- 60.0%	14	7	- 50.0%
Closed Sales	3	1	- 66.7%	9	7	- 22.2%
Median Sales Price*	\$685,000	\$232,000	- 66.1%	\$525,000	\$565,000	+ 7.6%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--
Cumulative Days on Market Until Sale	125	19	- 84.8%	84	40	- 52.4%
Percent of Original List Price Received*	97.2%	103.1%	+ 6.1%	96.2%	100.4%	+ 4.4%
New Listings	5	3	- 40.0%	17	12	- 29.4%

* 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

