

Local Market Update – June 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	13	25	+ 92.3%	77	79	+ 2.6%
Closed Sales	17	18	+ 5.9%	62	66	+ 6.5%
Median Sales Price*	\$1,384,000	\$1,648,000	+ 19.1%	\$1,305,000	\$1,142,500	- 12.5%
Inventory of Homes for Sale	37	40	+ 8.1%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	43	22	- 48.8%	53	31	- 41.5%
Percent of Original List Price Received*	98.1%	99.8%	+ 1.7%	98.5%	99.8%	+ 1.3%
New Listings	19	28	+ 47.4%	98	117	+ 19.4%

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

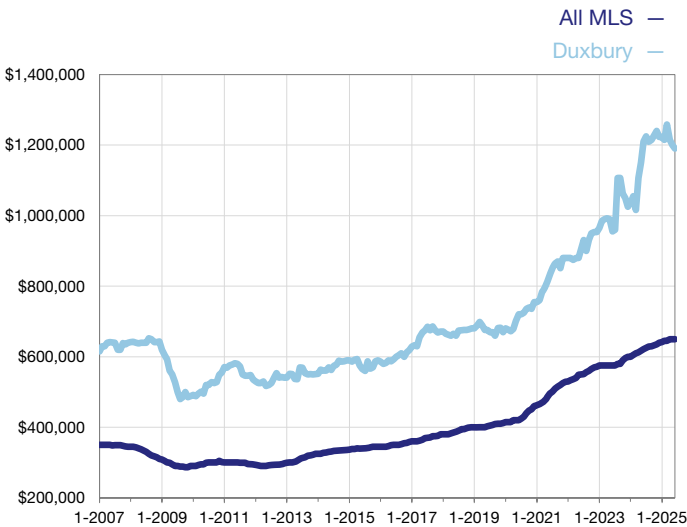
Condominium Properties

Key Metrics	June			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	1	- 50.0%	16	8	- 50.0%
Closed Sales	3	2	- 33.3%	12	9	- 25.0%
Median Sales Price*	\$625,000	\$648,175	+ 3.7%	\$567,500	\$565,000	- 0.4%
Inventory of Homes for Sale	2	9	+ 350.0%	--	--	--
Months Supply of Inventory	0.8	4.5	+ 462.5%	--	--	--
Cumulative Days on Market Until Sale	24	109	+ 354.2%	69	56	- 18.8%
Percent of Original List Price Received*	98.0%	96.5%	- 1.5%	96.7%	99.5%	+ 2.9%
New Listings	0	4	--	17	16	- 5.9%

* 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

