

Duxbury

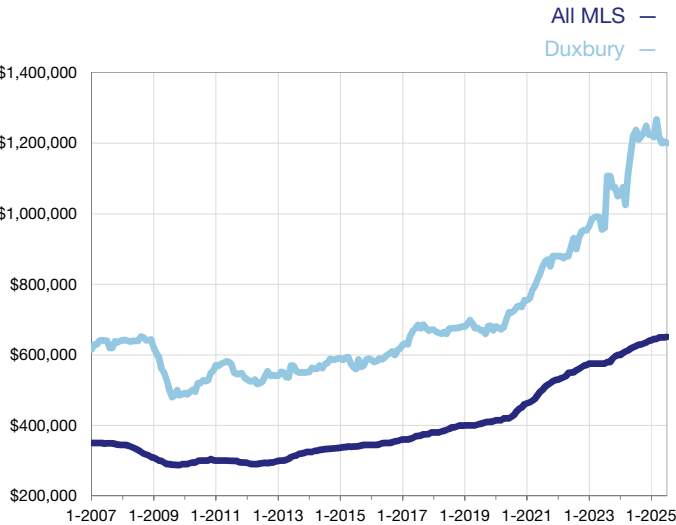
| Single-Family Properties | July | | | Year to Date | | |
|--|-------------|-------------|---------|--------------|-------------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 24 | 16 | - 33.3% | 101 | 91 | - 9.9% |
| Closed Sales | 18 | 22 | + 22.2% | 80 | 88 | + 10.0% |
| Median Sales Price* | \$1,498,000 | \$1,255,000 | - 16.2% | \$1,315,500 | \$1,170,000 | - 11.1% |
| Inventory of Homes for Sale | 32 | 37 | + 15.6% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 2.9 | + 20.8% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 62 | 34 | - 45.2% | 55 | 32 | - 41.8% |
| Percent of Original List Price Received* | 97.3% | 97.6% | + 0.3% | 98.2% | 99.2% | + 1.0% |
| New Listings | 21 | 12 | - 42.9% | 119 | 127 | + 6.7% |

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

| Condominium Properties | July | | | Year to Date | | |
|--|-----------|------|------------|--------------|-----------|---------|
| | 2024 | 2025 | + / - | 2024 | 2025 | + / - |
| Key Metrics | | | | | | |
| Pending Sales | 3 | 3 | 0.0% | 19 | 10 | - 47.4% |
| Closed Sales | 3 | 0 | - 100.0% | 15 | 9 | - 40.0% |
| Median Sales Price* | \$685,000 | \$0 | - 100.0% | \$610,000 | \$565,000 | - 7.4% |
| Inventory of Homes for Sale | 1 | 12 | + 1,100.0% | -- | -- | -- |
| Months Supply of Inventory | 0.4 | 6.4 | + 1,500.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 68 | 0 | - 100.0% | 69 | 56 | - 18.8% |
| Percent of Original List Price Received* | 96.3% | 0.0% | - 100.0% | 96.6% | 99.5% | + 3.0% |
| New Listings | 2 | 5 | + 150.0% | 19 | 21 | + 10.5% |

* 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

