

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	2	- 75.0%	89	62	- 30.3%
Closed Sales	15	4	- 73.3%	86	70	- 18.6%
Median Sales Price*	\$555,000	\$706,500	+ 27.3%	\$531,500	\$600,000	+ 12.9%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 138.5%	--	--	--
Cumulative Days on Market Until Sale	39	31	- 20.5%	34	43	+ 26.5%
Percent of Original List Price Received*	99.4%	99.3%	- 0.1%	99.6%	100.2%	+ 0.6%
New Listings	5	6	+ 20.0%	114	92	- 19.3%

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

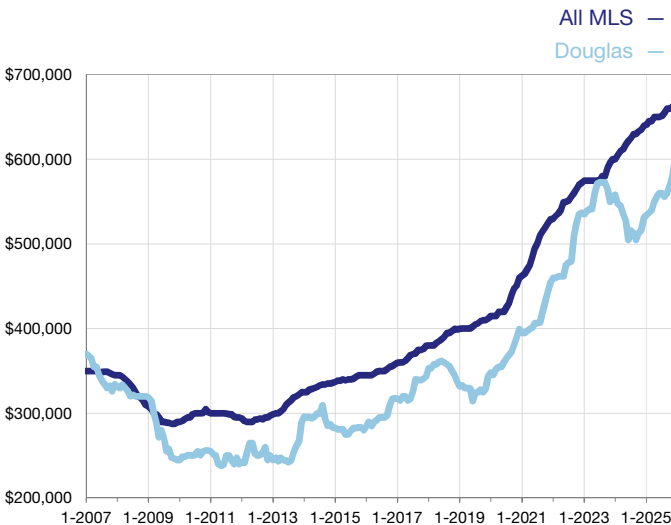
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	1	--	19	16	- 15.8%
Closed Sales	1	1	0.0%	15	20	+ 33.3%
Median Sales Price*	\$489,900	\$467,500	- 4.6%	\$455,000	\$471,250	+ 3.6%
Inventory of Homes for Sale	4	0	- 100.0%	--	--	--
Months Supply of Inventory	1.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	4	--	31	20	- 35.5%
Percent of Original List Price Received*	100.0%	100.5%	+ 0.5%	100.6%	100.3%	- 0.3%
New Listings	0	1	--	23	18	- 21.7%

* 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

