

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	11	+ 37.5%	165	152	- 7.9%
Closed Sales	15	11	- 26.7%	157	153	- 2.5%
Median Sales Price*	\$1,185,000	\$1,250,000	+ 5.5%	\$1,225,000	\$1,175,000	- 4.1%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	44	55	+ 25.0%	48	41	- 14.6%
Percent of Original List Price Received*	94.8%	98.4%	+ 3.8%	98.6%	98.4%	- 0.2%
New Listings	6	5	- 16.7%	177	197	+ 11.3%

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

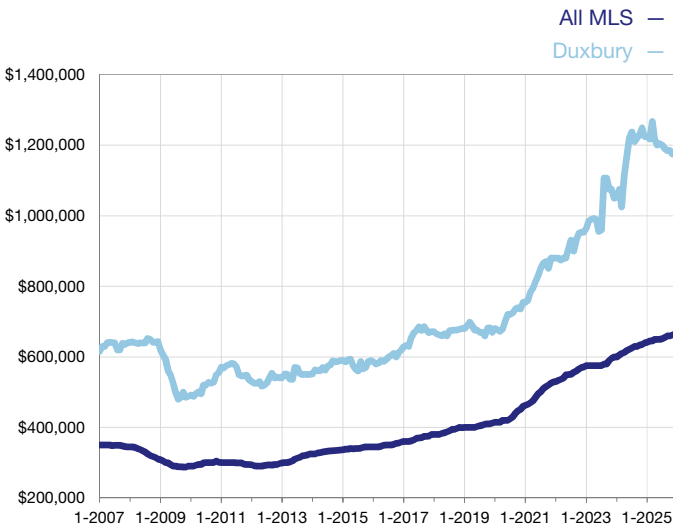
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	2	+ 100.0%	26	30	+ 15.4%
Closed Sales	2	1	- 50.0%	25	26	+ 4.0%
Median Sales Price*	\$787,450	\$758,000	- 3.7%	\$622,000	\$536,250	- 13.8%
Inventory of Homes for Sale	2	7	+ 250.0%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--
Cumulative Days on Market Until Sale	71	13	- 81.7%	56	52	- 7.1%
Percent of Original List Price Received*	98.4%	100.0%	+ 1.6%	97.9%	97.2%	- 0.7%
New Listings	0	1	--	27	38	+ 40.7%

* 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

