

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	17	+ 183.3%	9	22	+ 144.4%
Closed Sales	3	3	0.0%	18	14	- 22.2%
Median Sales Price*	\$760,000	\$2,448,000	+ 222.1%	\$1,091,520	\$1,375,000	+ 26.0%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	50	18	- 64.0%	38	41	+ 7.9%
Percent of Original List Price Received*	95.0%	97.9%	+ 3.1%	100.9%	97.0%	- 3.9%
New Listings	11	12	+ 9.1%	19	21	+ 10.5%

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

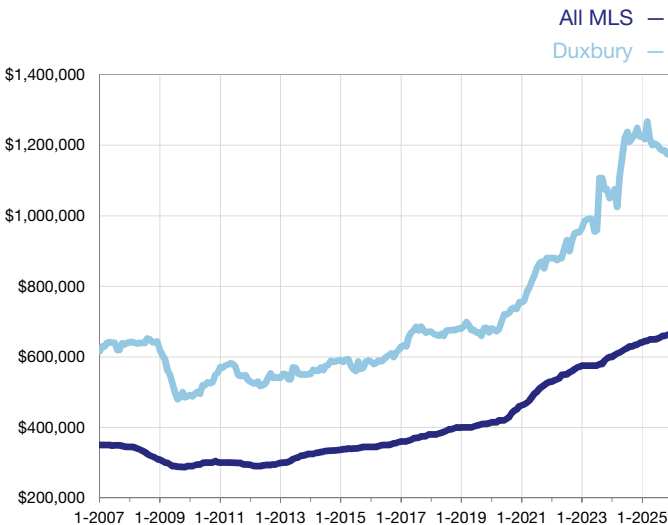
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	2	--	0	3	--
Closed Sales	0	1	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$699,000	--	\$626,500	\$682,000	+ 8.9%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	2.0	3.4	+ 70.0%	--	--	--
Cumulative Days on Market Until Sale	0	68	--	46	55	+ 19.6%
Percent of Original List Price Received*	0.0%	95.9%	--	97.1%	97.9%	+ 0.8%
New Listings	3	3	0.0%	3	6	+ 100.0%

* 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

