

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Douglas

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	10	0.0%	16	15	- 6.3%
Closed Sales	2	4	+ 100.0%	14	8	- 42.9%
Median Sales Price*	\$560,000	\$719,950	+ 28.6%	\$552,500	\$669,950	+ 21.3%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	21	82	+ 290.5%	40	65	+ 62.5%
Percent of Original List Price Received*	96.3%	95.7%	- 0.6%	97.4%	96.9%	- 0.5%
New Listings	9	14	+ 55.6%	27	17	- 37.0%

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

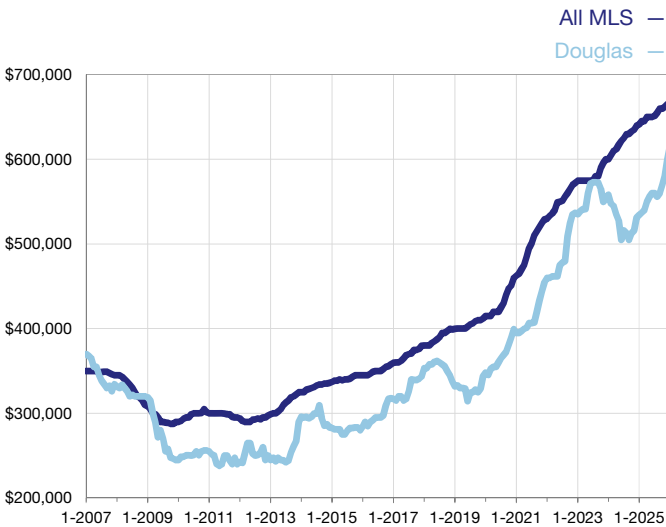
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	3	3	0.0%
Closed Sales	1	1	0.0%	4	2	- 50.0%
Median Sales Price*	\$493,400	\$513,900	+ 4.2%	\$434,950	\$424,450	- 2.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.4	0.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	36	--	18	21	+ 16.7%
Percent of Original List Price Received*	100.0%	98.8%	- 1.2%	99.2%	100.2%	+ 1.0%
New Listings	0	2	--	2	4	+ 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

