

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	14	14	0.0%	23	35	+ 52.2%
Closed Sales	6	15	+ 150.0%	24	29	+ 20.8%
Median Sales Price*	\$1,722,500	\$1,250,000	- 27.4%	\$1,161,520	\$1,310,700	+ 12.8%
Inventory of Homes for Sale	23	25	+ 8.7%	--	--	--
Months Supply of Inventory	1.7	1.8	+ 5.9%	--	--	--
Cumulative Days on Market Until Sale	42	61	+ 45.2%	39	52	+ 33.3%
Percent of Original List Price Received*	97.0%	98.2%	+ 1.2%	100.0%	97.6%	- 2.4%
New Listings	18	22	+ 22.2%	37	43	+ 16.2%

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

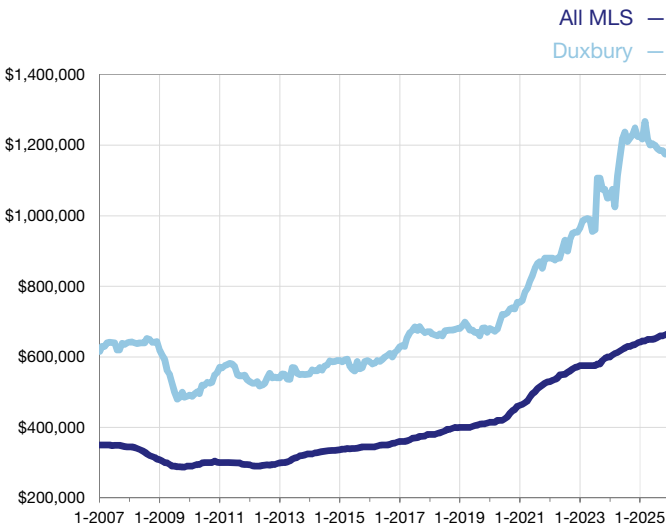
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	4	6	+ 50.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Median Sales Price*	\$700,000	\$545,000	- 22.1%	\$700,000	\$665,000	- 5.0%
Inventory of Homes for Sale	3	10	+ 233.3%	--	--	--
Months Supply of Inventory	1.1	4.0	+ 263.6%	--	--	--
Cumulative Days on Market Until Sale	18	115	+ 538.9%	36	67	+ 86.1%
Percent of Original List Price Received*	102.2%	100.0%	- 2.2%	98.8%	98.3%	- 0.5%
New Listings	2	2	0.0%	5	8	+ 60.0%

* 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

