

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Douglas

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	9	+ 125.0%	20	22	+ 10.0%
Closed Sales	6	5	- 16.7%	20	13	- 35.0%
Median Sales Price*	\$797,500	\$560,000	- 29.8%	\$622,500	\$565,000	- 9.2%
Inventory of Homes for Sale	17	15	- 11.8%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	103	114	+ 10.7%	59	83	+ 40.7%
Percent of Original List Price Received*	99.3%	101.9%	+ 2.6%	98.0%	98.9%	+ 0.9%
New Listings	5	11	+ 120.0%	32	27	- 15.6%

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

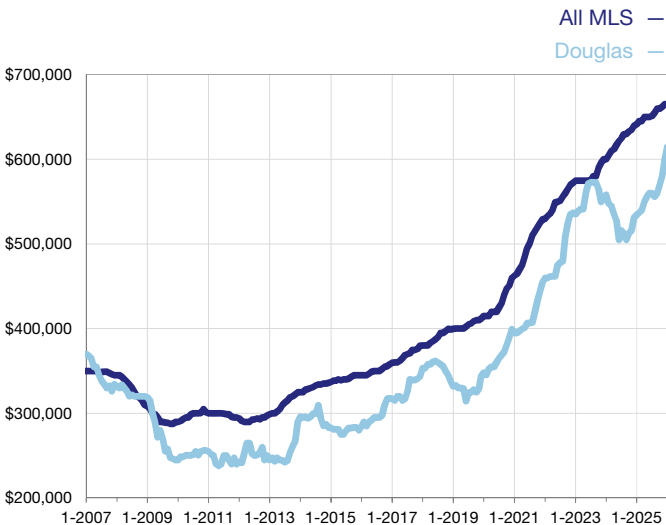
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	4	4	0.0%
Closed Sales	2	1	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$497,450	\$535,000	+ 7.5%	\$489,900	\$513,900	+ 4.9%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.4	2.3	+ 475.0%	--	--	--
Cumulative Days on Market Until Sale	10	29	+ 190.0%	15	24	+ 60.0%
Percent of Original List Price Received*	100.0%	100.0%	0.0%	99.5%	100.1%	+ 0.6%
New Listings	2	3	+ 50.0%	4	7	+ 75.0%

\* 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

