

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	16	24	+ 50.0%	39	58	+ 48.7%
Closed Sales	8	15	+ 87.5%	32	45	+ 40.6%
Median Sales Price*	\$1,025,000	\$1,015,000	- 1.0%	\$1,121,520	\$1,250,000	+ 11.5%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	33	68	+ 106.1%	37	57	+ 54.1%
Percent of Original List Price Received*	96.4%	100.9%	+ 4.7%	99.1%	98.7%	- 0.4%
New Listings	28	31	+ 10.7%	65	74	+ 13.8%

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

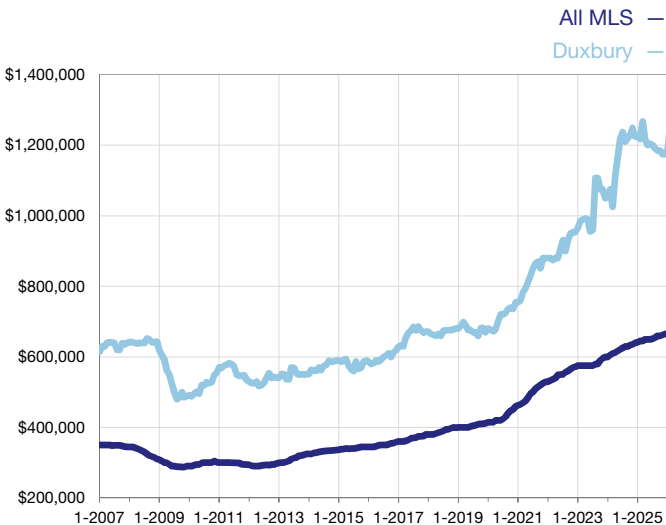
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	6	+ 500.0%	5	11	+ 120.0%
Closed Sales	3	3	0.0%	6	8	+ 33.3%
Median Sales Price*	\$565,000	\$585,000	+ 3.5%	\$632,500	\$625,000	- 1.2%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--
Cumulative Days on Market Until Sale	52	23	- 55.8%	44	50	+ 13.6%
Percent of Original List Price Received*	101.0%	99.1%	- 1.9%	99.9%	98.6%	- 1.3%
New Listings	4	6	+ 50.0%	9	14	+ 55.6%

* 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

