

Duxbury

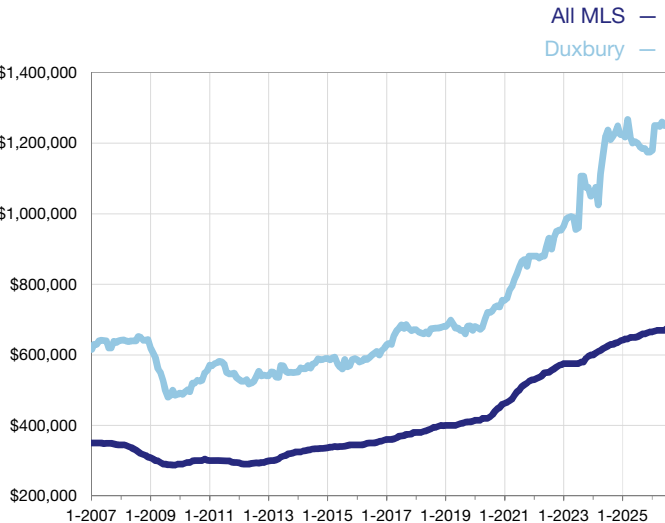
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	16	21	+ 31.3%	90	114	+ 26.7%
Closed Sales	22	17	- 22.7%	88	102	+ 15.9%
Median Sales Price*	\$1,255,000	\$1,350,000	+ 7.6%	\$1,170,000	\$1,288,650	+ 10.1%
Inventory of Homes for Sale	41	34	- 17.1%	--	--	--
Months Supply of Inventory	3.2	2.3	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	34	21	- 38.2%	32	44	+ 37.5%
Percent of Original List Price Received*	97.6%	103.6%	+ 6.1%	99.2%	100.1%	+ 0.9%
New Listings	12	20	+ 66.7%	128	139	+ 8.6%

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

Condominium Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	3	+ 50.0%	9	20	+ 122.2%
Closed Sales	0	3	--	9	16	+ 77.8%
Median Sales Price*	\$0	\$675,000	--	\$565,000	\$597,500	+ 5.8%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	7.9	3.1	- 60.8%	--	--	--
Cumulative Days on Market Until Sale	0	79	--	56	56	0.0%
Percent of Original List Price Received*	0.0%	91.4%	--	99.5%	96.6%	- 2.9%
New Listings	5	6	+ 20.0%	21	30	+ 42.9%

* 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

