Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Douglas

Single-Family Properties

Key Metrics	August 2025	August 2026	August + / –	Year to Date 2025	Year to Date 2026	Year to Date + / –
Pending Sales	2	**14**	+ 600.0%	47	**63**	+ 34.0%
Closed Sales	8	**11**	+ 37.5%	53	**53**	0.0%
Median Sales Price*	$525,000	**$740,000**	+ 41.0%	$570,000	**$660,000**	+ 15.8%
Inventory of Homes for Sale	18	**19**	+ 5.6%	--	--	--
Months Supply of Inventory	2.6	**2.9**	+ 11.5%	--	--	--
Cumulative Days on Market Until Sale	35	**35**	0.0%	44	**49**	+ 11.4%
Percent of Original List Price Received*	101.7%	**99.0%**	- 2.7%	100.1%	**99.0%**	- 1.1%
New Listings	3	**14**	+ 366.7%	65	**78**	+ 20.0%

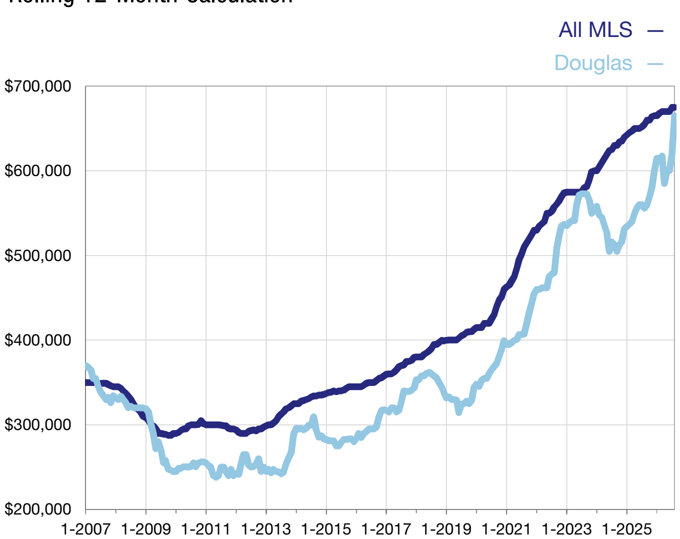
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

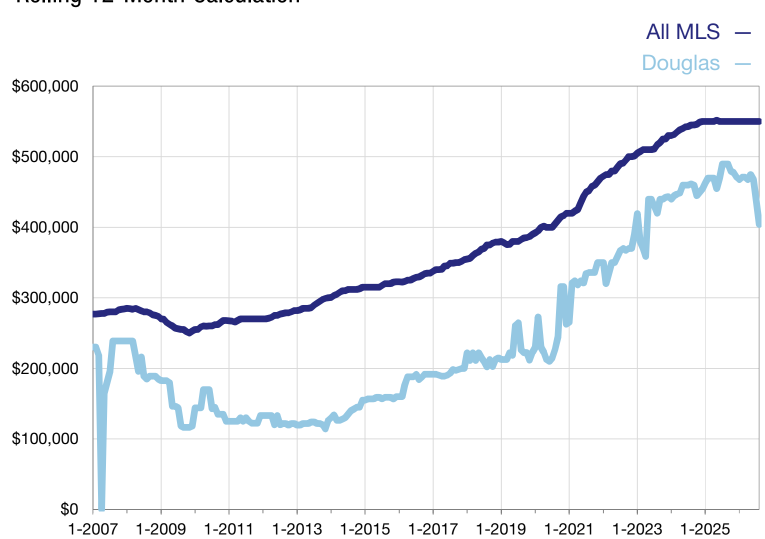
Key Metrics	August 2025	August 2026	August + / –	Year to Date 2025	Year to Date 2026	Year to Date + / –
Pending Sales	1	**0**	- 100.0%	6	**11**	+ 83.3%
Closed Sales	2	**2**	0.0%	11	**13**	+ 18.2%
Median Sales Price*	$479,900	**$422,500**	- 12.0%	$489,900	**$500,000**	+ 2.1%
Inventory of Homes for Sale	3	**1**	- 66.7%	--	--	--
Months Supply of Inventory	1.5	**0.5**	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	**17**	--	10	**24**	+ 140.0%
Percent of Original List Price Received*	100.0%	**98.3%**	- 1.7%	101.2%	**101.2%**	0.0%
New Listings	2	**1**	- 50.0%	9	**12**	+ 33.3%

* 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



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