

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

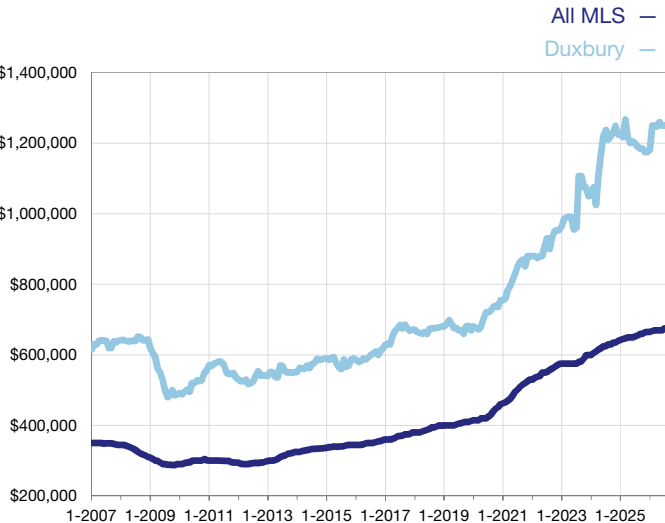
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	12	20	+ 66.7%	102	127	+ 24.5%
Closed Sales	17	14	- 17.6%	105	116	+ 10.5%
Median Sales Price*	\$1,075,000	\$1,202,500	+ 11.9%	\$1,150,000	\$1,288,650	+ 12.1%
Inventory of Homes for Sale	44	22	- 50.0%	--	--	--
Months Supply of Inventory	3.6	1.5	- 58.3%	--	--	--
Cumulative Days on Market Until Sale	52	62	+ 19.2%	35	46	+ 31.4%
Percent of Original List Price Received*	95.6%	96.6%	+ 1.0%	98.6%	99.7%	+ 1.1%
New Listings	19	4	- 78.9%	147	143	- 2.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	8	1	- 87.5%	17	20	+ 17.6%
Closed Sales	3	3	0.0%	12	19	+ 58.3%
Median Sales Price*	\$649,000	\$539,200	- 16.9%	\$607,000	\$585,000	- 3.6%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	2.7	4.6	+ 70.4%	--	--	--
Cumulative Days on Market Until Sale	59	33	- 44.1%	57	52	- 8.8%
Percent of Original List Price Received*	94.6%	95.5%	+ 1.0%	98.3%	96.4%	- 1.9%
New Listings	1	5	+ 400.0%	22	34	+ 54.5%

* 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

