

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Duxbury

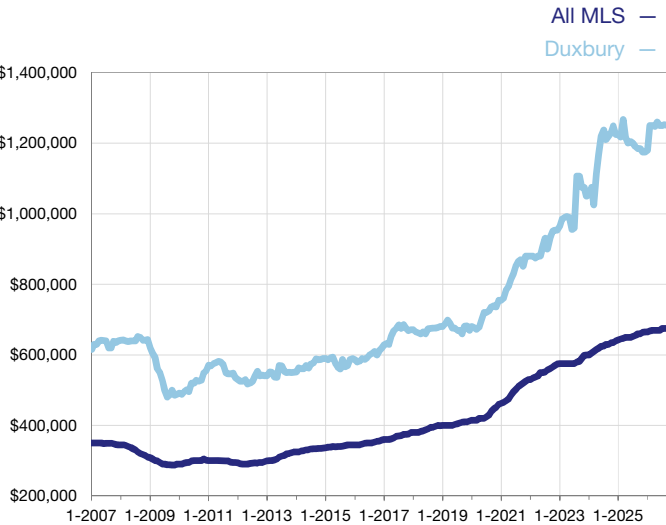
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	18	4	- 77.8%	120	130	+ 8.3%
Closed Sales	14	20	+ 42.9%	119	136	+ 14.3%
Median Sales Price*	\$1,333,000	\$1,205,000	- 9.6%	\$1,190,000	\$1,257,500	+ 5.7%
Inventory of Homes for Sale	45	28	- 37.8%	--	--	--
Months Supply of Inventory	3.5	2.1	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	43	48	+ 11.6%	36	46	+ 27.8%
Percent of Original List Price Received*	98.5%	94.6%	- 4.0%	98.6%	99.0%	+ 0.4%
New Listings	21	13	- 38.1%	168	156	- 7.1%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	20	22	+ 10.0%
Closed Sales	7	2	- 71.4%	19	21	+ 10.5%
Median Sales Price*	\$470,000	\$642,750	+ 36.8%	\$565,000	\$585,000	+ 3.5%
Inventory of Homes for Sale	8	11	+ 37.5%	--	--	--
Months Supply of Inventory	3.1	4.4	+ 41.9%	--	--	--
Cumulative Days on Market Until Sale	55	185	+ 236.4%	56	65	+ 16.1%
Percent of Original List Price Received*	95.5%	93.4%	- 2.2%	97.2%	96.2%	- 1.0%
New Listings	5	4	- 20.0%	27	38	+ 40.7%

* 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

