Local Market Update – October 2026

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

Duxbury

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	9	**11**	+ 22.2%	129	**141**	+ 9.3%
Closed Sales	14	**7**	- 50.0%	133	**143**	+ 7.5%
Median Sales Price*	$1,062,000	**$1,150,000**	+ 8.3%	$1,175,000	**$1,250,000**	+ 6.4%
Inventory of Homes for Sale	40	**31**	- 22.5%	--	--	--
Months Supply of Inventory	3.2	**2.3**	- 28.1%	--	--	--
Cumulative Days on Market Until Sale	73	**51**	- 30.1%	40	**47**	+ 17.5%
Percent of Original List Price Received*	94.2%	**101.2%**	+ 7.4%	98.2%	**99.1%**	+ 0.9%
New Listings	13	**20**	+ 53.8%	181	**176**	- 2.8%

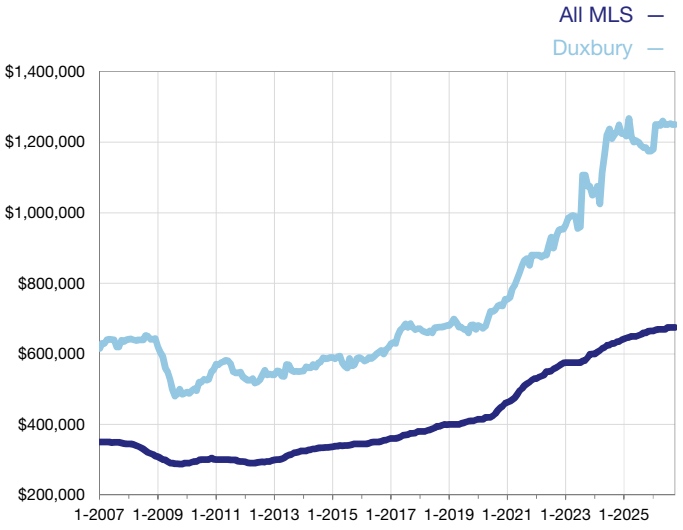
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

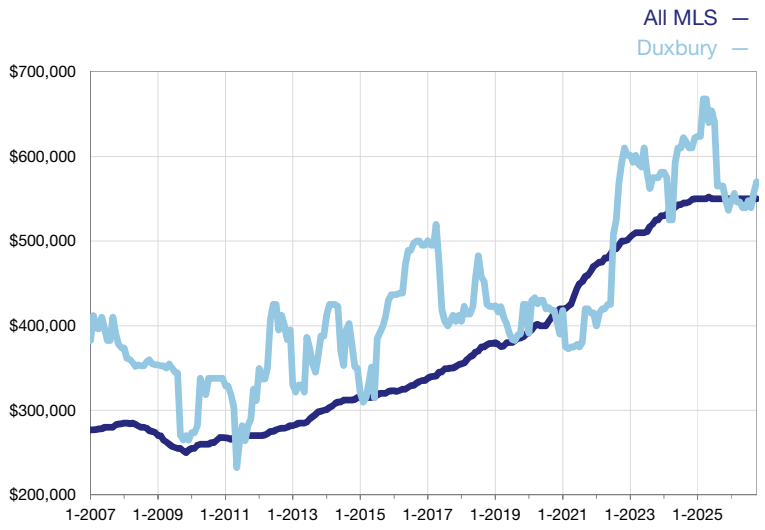
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	3	**2**	- 33.3%	23	**23**	0.0%
Closed Sales	3	**2**	- 33.3%	22	**23**	+ 4.5%
Median Sales Price*	$449,000	**$542,500**	+ 20.8%	$556,250	**$585,000**	+ 5.2%
Inventory of Homes for Sale	11	**12**	+ 9.1%	--	--	--
Months Supply of Inventory	4.4	**5.1**	+ 15.9%	--	--	--
Cumulative Days on Market Until Sale	39	**79**	+ 102.6%	54	**66**	+ 22.2%
Percent of Original List Price Received*	97.7%	**93.0%**	- 4.8%	97.3%	**95.9%**	- 1.4%
New Listings	7	**3**	- 57.1%	34	**41**	+ 20.6%

* 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



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