

Local Market Update – August 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	24	37	+ 54.2%	216	221	+ 2.3%
Closed Sales	37	34	- 8.1%	205	180	- 12.2%
Median Sales Price*	\$440,000	\$452,750	+ 2.9%	\$395,500	\$385,000	- 2.7%
Inventory of Homes for Sale	128	41	- 68.0%	--	--	--
Months Supply of Inventory	5.0	1.7	- 66.0%	--	--	--
Cumulative Days on Market Until Sale	78	86	+ 10.3%	82	87	+ 6.1%
Percent of Original List Price Received*	94.5%	95.7%	+ 1.3%	94.6%	95.2%	+ 0.6%
New Listings	28	28	0.0%	309	239	- 22.7%

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

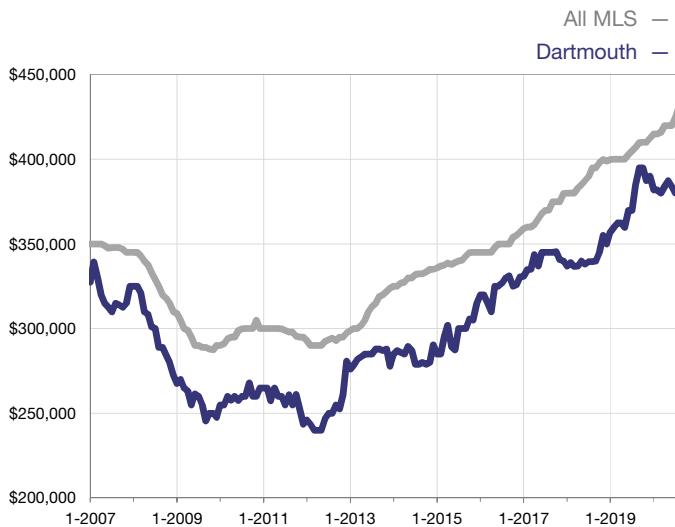
Condominium Properties

Key Metrics	August			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	7	+ 250.0%	14	13	- 7.1%
Closed Sales	4	5	+ 25.0%	12	10	- 16.7%
Median Sales Price*	\$543,750	\$465,000	- 14.5%	\$462,500	\$450,000	- 2.7%
Inventory of Homes for Sale	11	1	- 90.9%	--	--	--
Months Supply of Inventory	5.8	0.4	- 93.1%	--	--	--
Cumulative Days on Market Until Sale	147	170	+ 15.6%	86	140	+ 62.8%
Percent of Original List Price Received*	95.7%	96.3%	+ 0.6%	96.3%	93.9%	- 2.5%
New Listings	0	1	--	22	16	- 27.3%

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

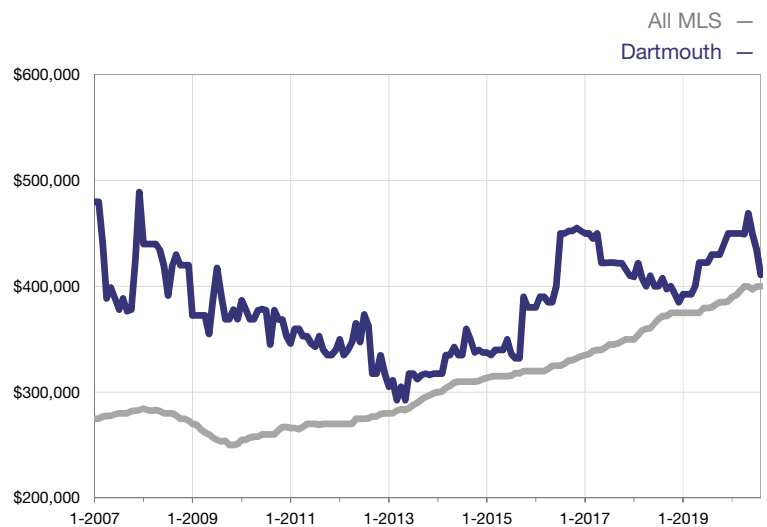
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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