

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	12	19	+ 58.3%	250	250	0.0%
Closed Sales	17	23	+ 35.3%	259	246	- 5.0%
Median Sales Price*	\$825,000	\$460,000	- 44.2%	\$460,000	\$525,000	+ 14.1%
Inventory of Homes for Sale	46	30	- 34.8%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	72	39	- 45.8%	41	43	+ 4.9%
Percent of Original List Price Received*	101.6%	94.6%	- 6.9%	100.3%	98.7%	- 1.6%
New Listings	13	8	- 38.5%	298	310	+ 4.0%

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

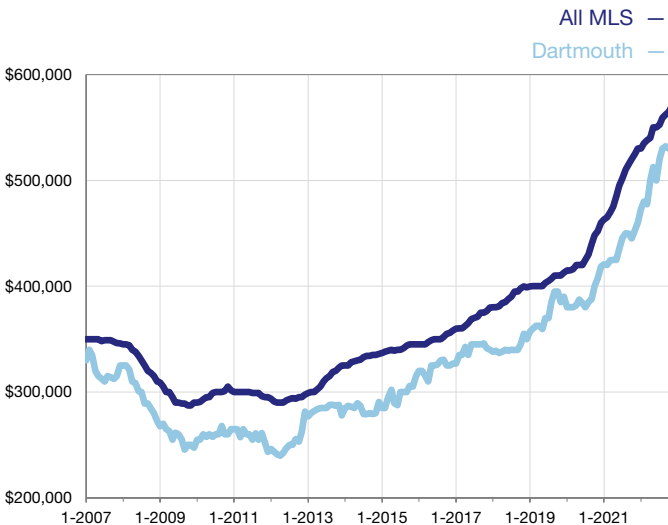
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	1	0.0%	16	14	- 12.5%
Closed Sales	0	1	--	17	16	- 5.9%
Median Sales Price*	\$0	\$440,000	--	\$515,000	\$457,500	- 11.2%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	0	8	--	57	41	- 28.1%
Percent of Original List Price Received*	0.0%	110.0%	--	98.5%	104.5%	+ 6.1%
New Listings	2	2	0.0%	19	17	- 10.5%

* 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

