

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dover

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	3	- 57.1%	89	65	- 27.0%
Closed Sales	8	3	- 62.5%	85	77	- 9.4%
Median Sales Price*	\$1,402,500	<b>\$3,600,000</b>	+ 156.7%	\$1,499,000	<b>\$1,700,000</b>	+ 13.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--
Cumulative Days on Market Until Sale	19	132	+ 594.7%	69	48	- 30.4%
Percent of Original List Price Received*	106.1%	93.7%	- 11.7%	99.8%	101.3%	+ 1.5%
New Listings	4	0	- 100.0%	109	86	- 21.1%

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

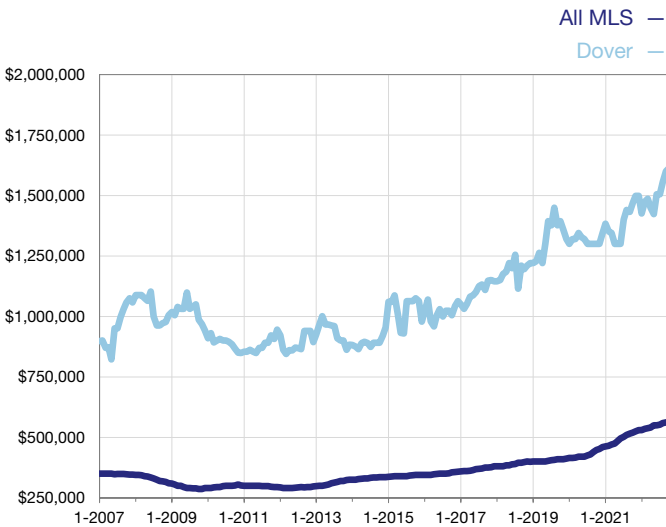
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	6	5	- 16.7%
Closed Sales	1	1	0.0%	5	6	+ 20.0%
Median Sales Price*	\$780,000	<b>\$785,000</b>	+ 0.6%	\$625,000	<b>\$795,000</b>	+ 27.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	129	18	- 86.0%	35	26	- 25.7%
Percent of Original List Price Received*	98.1%	98.2%	+ 0.1%	102.7%	101.2%	- 1.5%
New Listings	0	0	--	9	7	- 22.2%

\* 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

