

Local Market Update – July 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	38	27	- 28.9%	207	174	- 15.9%
Closed Sales	28	38	+ 35.7%	164	153	- 6.7%
Median Sales Price*	\$348,750	\$358,950	+ 2.9%	\$346,500	\$340,800	- 1.6%
Inventory of Homes for Sale	127	101	- 20.5%	--	--	--
Months Supply of Inventory	5.0	3.7	- 26.0%	--	--	--
Cumulative Days on Market Until Sale	74	63	- 14.9%	92	69	- 25.0%
Percent of Original List Price Received*	97.8%	96.7%	- 1.1%	96.3%	95.3%	- 1.0%
New Listings	51	40	- 21.6%	284	252	- 11.3%

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

Condominium Properties

Key Metrics	July			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	9	11	+ 22.2%
Closed Sales	2	2	0.0%	11	13	+ 18.2%
Median Sales Price*	\$495,000	\$507,125	+ 2.4%	\$422,000	\$420,000	- 0.5%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	51	27	- 47.1%	72	96	+ 33.3%
Percent of Original List Price Received*	91.7%	97.8%	+ 6.7%	95.1%	91.8%	- 3.5%
New Listings	2	3	+ 50.0%	12	12	0.0%

* 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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