

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	25	37	+ 48.0%	168	201	+ 19.6%
Closed Sales	38	32	- 15.8%	152	168	+ 10.5%
Median Sales Price*	\$358,950	\$374,500	+ 4.3%	\$342,900	\$384,500	+ 12.1%
Inventory of Homes for Sale	109	112	+ 2.8%	--	--	--
Months Supply of Inventory	4.0	4.5	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	63	67	+ 6.3%	69	83	+ 20.3%
Percent of Original List Price Received*	96.7%	96.0%	- 0.7%	94.9%	94.6%	- 0.3%
New Listings	40	32	- 20.0%	251	283	+ 12.7%

* 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		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	0	5	--	10	12	+ 20.0%
Closed Sales	2	4	+ 100.0%	13	8	- 38.5%
Median Sales Price*	\$507,125	\$452,500	- 10.8%	\$420,000	\$450,000	+ 7.1%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	4.2	6.4	+ 52.4%	--	--	--
Cumulative Days on Market Until Sale	27	44	+ 63.0%	96	56	- 41.7%
Percent of Original List Price Received*	97.8%	94.3%	- 3.6%	91.8%	96.6%	+ 5.2%
New Listings	3	6	+ 100.0%	12	21	+ 75.0%

* 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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