

Local Market Update – July 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dover

Single-Family Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	9	+ 50.0%	55	71	+ 29.1%
Closed Sales	19	16	- 15.8%	51	61	+ 19.6%
Median Sales Price*	\$1,190,000	\$1,080,000	- 9.2%	\$1,485,000	\$1,377,000	- 7.3%
Inventory of Homes for Sale	58	39	- 32.8%	--	--	--
Months Supply of Inventory	7.7	5.4	- 29.9%	--	--	--
Cumulative Days on Market Until Sale	89	237	+ 166.3%	129	174	+ 34.9%
Percent of Original List Price Received*	92.6%	91.1%	- 1.6%	92.3%	92.4%	+ 0.1%
New Listings	4	17	+ 325.0%	102	91	- 10.8%

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

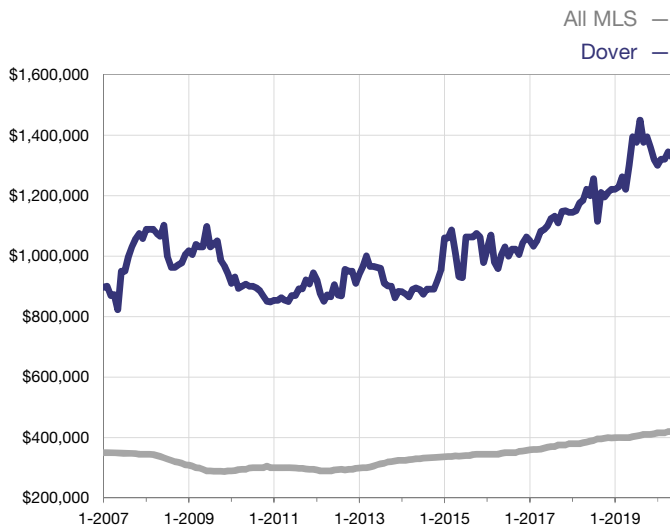
Condominium Properties

Key Metrics	July			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	0	0	--	2	1	- 50.0%
Closed Sales	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$576,000	--	\$517,100	\$576,000	+ 11.4%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	15	--	79	15	- 81.0%
Percent of Original List Price Received*	0.0%	100.2%	--	95.3%	100.2%	+ 5.1%
New Listings	1	0	- 100.0%	3	4	+ 33.3%

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

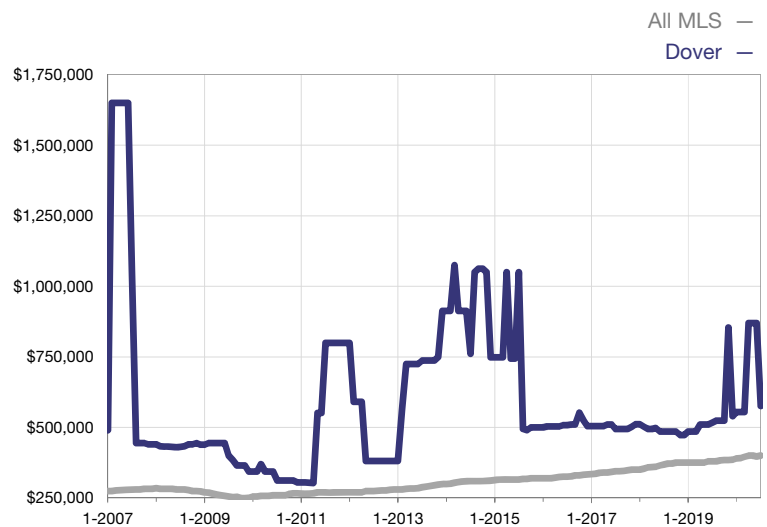
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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