

Local Market Update – October 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	28	28	0.0%	280	274	- 2.1%
Closed Sales	32	35	+ 9.4%	261	244	- 6.5%
Median Sales Price*	\$407,750	\$531,000	+ 30.2%	\$400,000	\$418,500	+ 4.6%
Inventory of Homes for Sale	124	43	- 65.3%	--	--	--
Months Supply of Inventory	4.8	1.7	- 64.6%	--	--	--
Cumulative Days on Market Until Sale	50	80	+ 60.0%	78	86	+ 10.3%
Percent of Original List Price Received*	94.8%	96.6%	+ 1.9%	94.7%	95.8%	+ 1.2%
New Listings	49	30	- 38.8%	400	307	- 23.3%

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

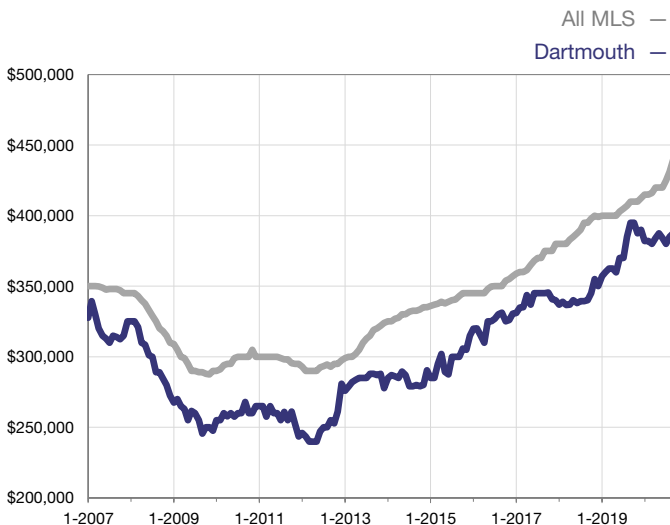
Condominium Properties

Key Metrics	October			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	1	2	+ 100.0%	16	16	0.0%
Closed Sales	0	4	--	14	14	0.0%
Median Sales Price*	\$0	\$492,750	--	\$450,000	\$466,975	+ 3.8%
Inventory of Homes for Sale	13	5	- 61.5%	--	--	--
Months Supply of Inventory	6.9	1.9	- 72.5%	--	--	--
Cumulative Days on Market Until Sale	0	87	--	81	125	+ 54.3%
Percent of Original List Price Received*	0.0%	96.7%	--	95.7%	94.7%	- 1.0%
New Listings	1	4	+ 300.0%	26	24	- 7.7%

* 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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