Local Market Update – February 2021

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Dover

Single-Family Properties

	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	13	**8**	- 38.5%	19	**12**	- 36.8%
Closed Sales	5	**4**	- 20.0%	9	**13**	+ 44.4%
Median Sales Price*	$2,675,000	**$1,667,500**	- 37.7%	$1,500,000	**$1,570,000**	+ 4.7%
Inventory of Homes for Sale	58	**13**	- 77.6%	--	--	--
Months Supply of Inventory	8.7	**1.4**	- 83.9%	--	--	--
Cumulative Days on Market Until Sale	230	**41**	- 82.2%	154	**47**	- 69.5%
Percent of Original List Price Received*	90.1%	**96.2%**	+ 6.8%	92.5%	**95.4%**	+ 3.1%
New Listings	21	**8**	- 61.9%	33	**14**	- 57.6%

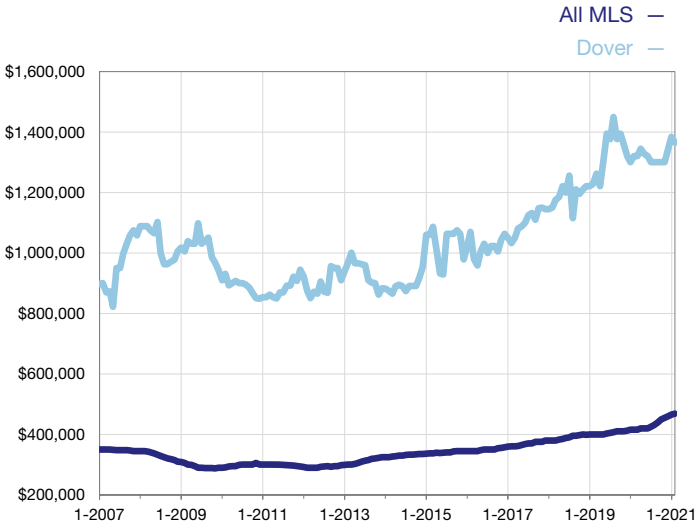
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

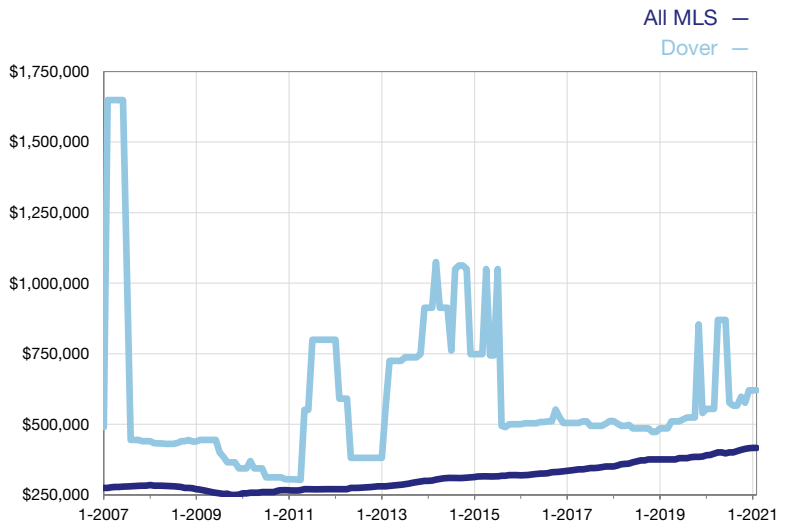
	February			Year to Date		
Key Metrics	**2020**	**2021**	**+ / –**	**2020**	**2021**	**+ / –**
Pending Sales	0	**0**	--	0	**0**	--
Closed Sales	0	**0**	--	0	**0**	--
Median Sales Price*	$0	**$0**	--	$0	**$0**	--
Inventory of Homes for Sale	3	**0**	- 100.0%	--	--	--
Months Supply of Inventory	2.4	**0.0**	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	**0**	--	0	**0**	--
Percent of Original List Price Received*	0.0%	**0.0%**	--	0.0%	**0.0%**	--
New Listings	2	**0**	- 100.0%	2	**0**	- 100.0%

* 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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