

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	32	32	0.0%	108	121	+ 12.0%
Closed Sales	22	22	0.0%	95	92	- 3.2%
Median Sales Price*	\$463,000	\$431,000	- 6.9%	\$380,000	\$430,000	+ 13.2%
Inventory of Homes for Sale	91	36	- 60.4%	--	--	--
Months Supply of Inventory	3.5	1.4	- 60.0%	--	--	--
Cumulative Days on Market Until Sale	93	27	- 71.0%	86	40	- 53.5%
Percent of Original List Price Received*	95.4%	101.5%	+ 6.4%	94.7%	100.8%	+ 6.4%
New Listings	34	34	0.0%	132	126	- 4.5%

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

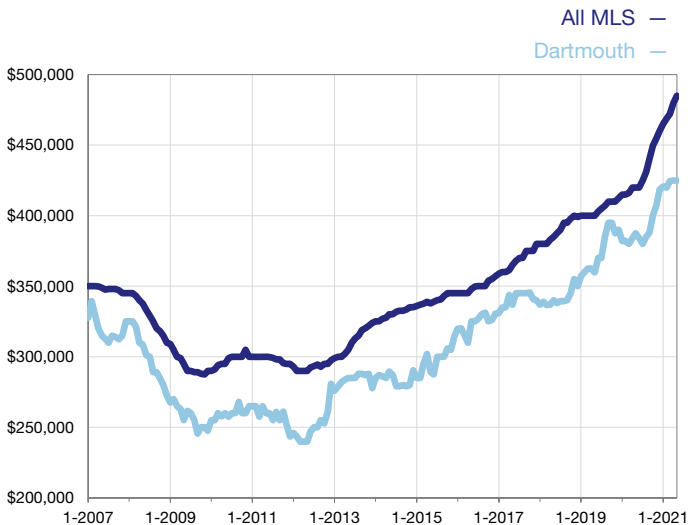
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	1	3	+ 200.0%	1	7	+ 600.0%
Closed Sales	0	0	--	2	3	+ 50.0%
Median Sales Price*	\$0	\$0	--	\$423,225	\$440,000	+ 4.0%
Inventory of Homes for Sale	13	3	- 76.9%	--	--	--
Months Supply of Inventory	6.1	0.9	- 85.2%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	137	46	- 66.4%
Percent of Original List Price Received*	0.0%	0.0%	--	91.8%	100.5%	+ 9.5%
New Listings	2	2	0.0%	12	8	- 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

