

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	18	22	+ 22.2%	238	233	- 2.1%
Closed Sales	32	15	- 53.1%	242	223	- 7.9%
Median Sales Price*	\$456,500	\$475,000	+ 4.1%	\$454,950	\$525,000	+ 15.4%
Inventory of Homes for Sale	54	45	- 16.7%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	42	26	- 38.1%	39	44	+ 12.8%
Percent of Original List Price Received*	96.8%	98.4%	+ 1.7%	100.3%	99.1%	- 1.2%
New Listings	17	16	- 5.9%	285	302	+ 6.0%

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

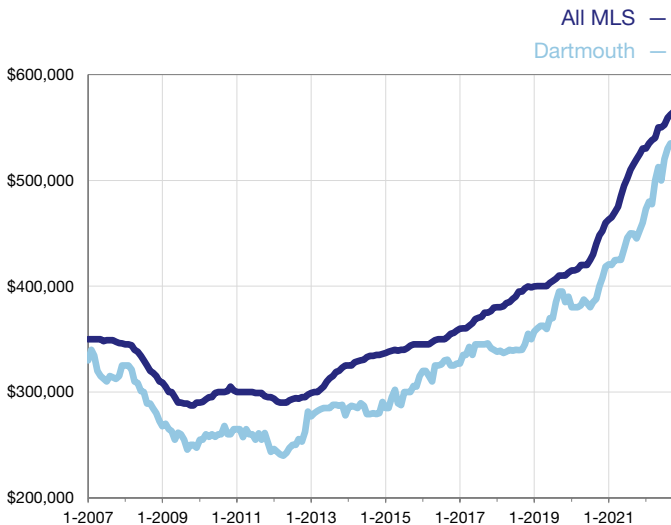
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	15	13	- 13.3%
Closed Sales	2	1	- 50.0%	17	15	- 11.8%
Median Sales Price*	\$515,000	\$699,000	+ 35.7%	\$515,000	\$475,000	- 7.8%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--
Cumulative Days on Market Until Sale	29	45	+ 55.2%	57	43	- 24.6%
Percent of Original List Price Received*	103.0%	100.0%	- 2.9%	98.5%	104.1%	+ 5.7%
New Listings	1	0	- 100.0%	17	15	- 11.8%

* 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

