

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dartmouth

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	16	11	- 31.3%	27	25	- 7.4%
Closed Sales	10	18	+ 80.0%	24	27	+ 12.5%
Median Sales Price*	\$520,000	<b>\$457,000</b>	- 12.1%	\$542,500	<b>\$479,900</b>	- 11.5%
Inventory of Homes for Sale	50	24	- 52.0%	--	--	--
Months Supply of Inventory	2.5	1.2	- 52.0%	--	--	--
Cumulative Days on Market Until Sale	39	57	+ 46.2%	75	57	- 24.0%
Percent of Original List Price Received*	96.9%	<b>94.5%</b>	- 2.5%	97.8%	<b>94.3%</b>	- 3.6%
New Listings	20	9	- 55.0%	35	22	- 37.1%

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

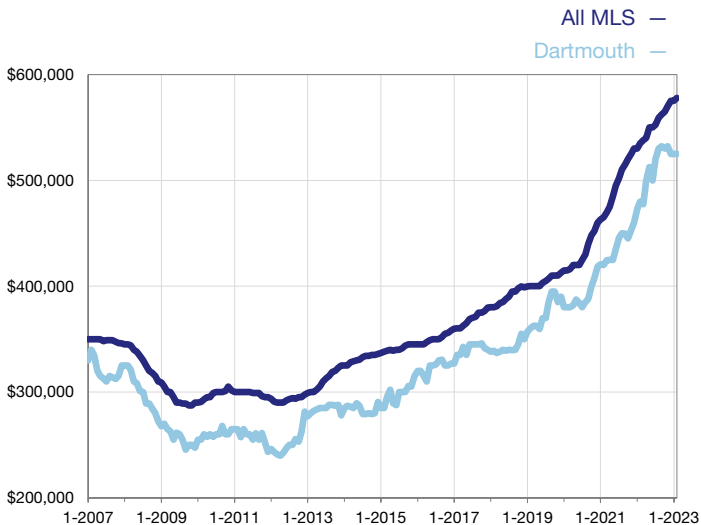
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	3	3	0.0%
Closed Sales	1	2	+ 100.0%	3	2	- 33.3%
Median Sales Price*	\$475,000	<b>\$570,000</b>	+ 20.0%	\$475,000	<b>\$570,000</b>	+ 20.0%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	32	81	+ 153.1%	25	81	+ 224.0%
Percent of Original List Price Received*	97.9%	<b>97.1%</b>	- 0.8%	98.4%	<b>97.1%</b>	- 1.3%
New Listings	3	0	- 100.0%	3	1	- 66.7%

\* 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

