

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	23	0.0%	95	78	- 17.9%
Closed Sales	26	17	- 34.6%	81	74	- 8.6%
Median Sales Price*	\$505,000	\$540,000	+ 6.9%	\$545,000	\$483,500	- 11.3%
Inventory of Homes for Sale	55	42	- 23.6%	--	--	--
Months Supply of Inventory	2.8	2.2	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	33	56	+ 69.7%	57	58	+ 1.8%
Percent of Original List Price Received*	100.9%	98.3%	- 2.6%	100.1%	95.4%	- 4.7%
New Listings	36	25	- 30.6%	127	97	- 23.6%

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

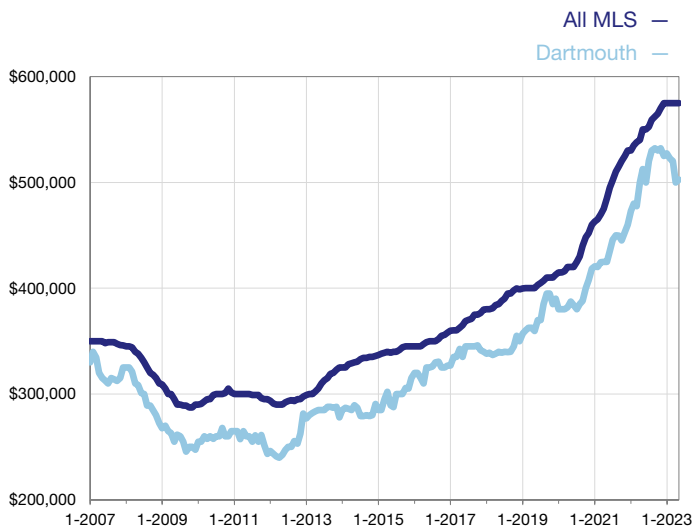
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	3	- 40.0%
Closed Sales	1	0	- 100.0%	7	3	- 57.1%
Median Sales Price*	\$620,000	\$0	- 100.0%	\$482,000	\$505,000	+ 4.8%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale	7	0	- 100.0%	18	56	+ 211.1%
Percent of Original List Price Received*	103.4%	0.0%	- 100.0%	99.9%	99.1%	- 0.8%
New Listings	0	1	--	4	3	- 25.0%

* 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

