

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	19	- 5.0%	147	112	- 23.8%
Closed Sales	29	17	- 41.4%	132	110	- 16.7%
Median Sales Price*	\$540,000	\$560,000	+ 3.7%	\$539,700	\$487,250	- 9.7%
Inventory of Homes for Sale	59	34	- 42.4%	--	--	--
Months Supply of Inventory	2.9	1.9	- 34.5%	--	--	--
Cumulative Days on Market Until Sale	40	66	+ 65.0%	48	54	+ 12.5%
Percent of Original List Price Received*	96.7%	100.0%	+ 3.4%	99.8%	96.9%	- 2.9%
New Listings	29	18	- 37.9%	193	133	- 31.1%

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

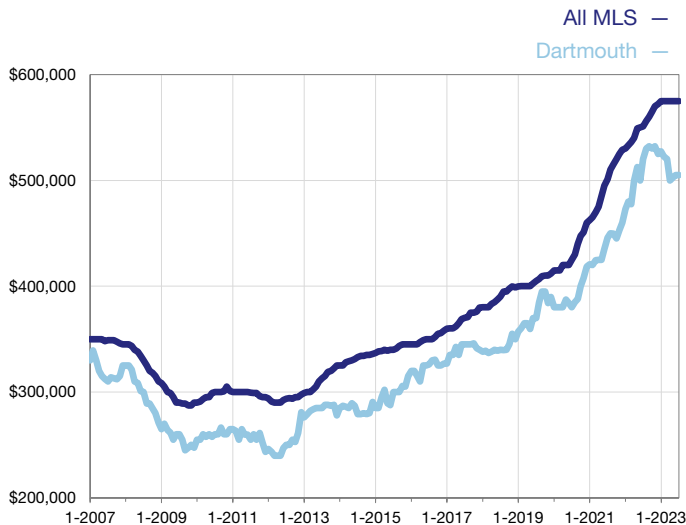
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	0	- 100.0%	7	5	- 28.6%
Closed Sales	0	2	--	7	5	- 28.6%
Median Sales Price*	\$0	\$473,000	--	\$482,000	\$505,000	+ 4.8%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	2.1	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	34	--	18	47	+ 161.1%
Percent of Original List Price Received*	0.0%	103.2%	--	99.9%	100.8%	+ 0.9%
New Listings	5	0	- 100.0%	9	3	- 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

