

# Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dover

### Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	48	46	- 4.2%
Closed Sales	7	9	+ 28.6%	52	35	- 32.7%
Median Sales Price*	\$1,325,000	\$1,800,000	+ 35.8%	\$1,505,000	\$1,786,093	+ 18.7%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--
Cumulative Days on Market Until Sale	28	55	+ 96.4%	45	49	+ 8.9%
Percent of Original List Price Received*	98.1%	96.0%	- 2.1%	103.1%	97.4%	- 5.5%
New Listings	9	6	- 33.3%	63	58	- 7.9%

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

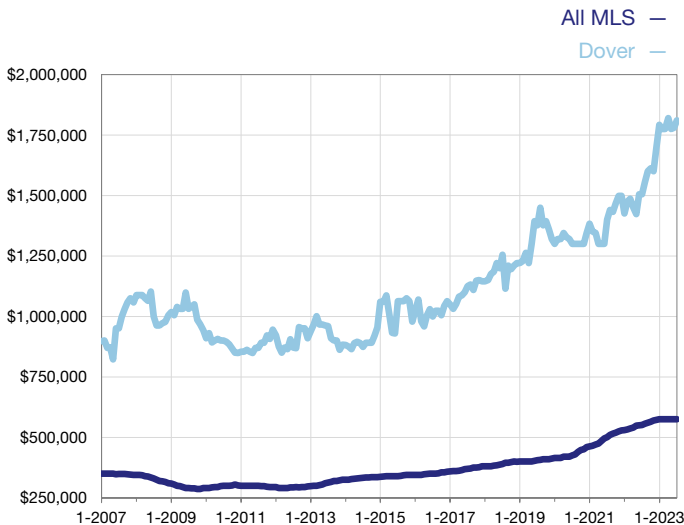
### Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	1	- 75.0%
Closed Sales	0	1	--	4	1	- 75.0%
Median Sales Price*	\$0	\$725,000	--	\$835,000	\$725,000	- 13.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	10	--	26	10	- 61.5%
Percent of Original List Price Received*	0.0%	107.4%	--	102.8%	107.4%	+ 4.5%
New Listings	0	1	--	5	2	- 60.0%

\* 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

