

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	25	- 10.7%	175	135	- 22.9%
Closed Sales	31	14	- 54.8%	163	124	- 23.9%
Median Sales Price*	\$535,000	\$598,000	+ 11.8%	\$539,400	\$503,750	- 6.6%
Inventory of Homes for Sale	52	31	- 40.4%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	50	54	+ 8.0%	49	54	+ 10.2%
Percent of Original List Price Received*	96.9%	95.1%	- 1.9%	99.3%	96.7%	- 2.6%
New Listings	30	24	- 20.0%	223	157	- 29.6%

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

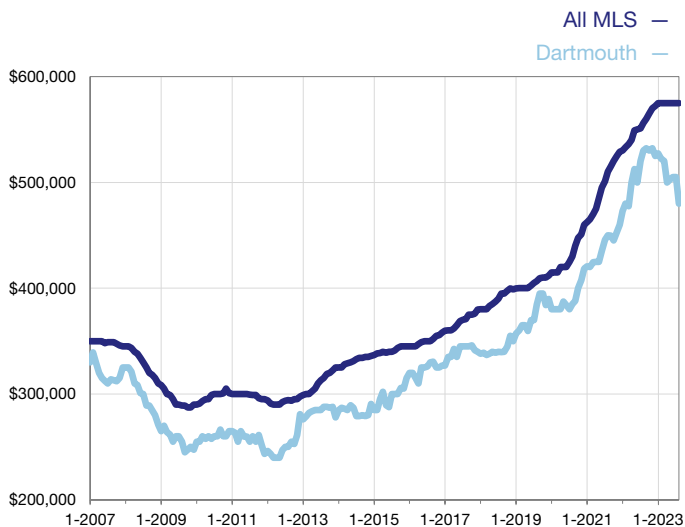
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	10	5	- 50.0%
Closed Sales	3	0	- 100.0%	10	5	- 50.0%
Median Sales Price*	\$435,000	\$0	- 100.0%	\$478,500	\$505,000	+ 5.5%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.6	- 76.0%	--	--	--
Cumulative Days on Market Until Sale	137	0	- 100.0%	54	47	- 13.0%
Percent of Original List Price Received*	108.8%	0.0%	- 100.0%	102.6%	100.8%	- 1.8%
New Listings	4	1	- 75.0%	13	4	- 69.2%

* 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

