

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dover

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	53	47	- 11.3%
Closed Sales	6	8	+ 33.3%	58	43	- 25.9%
Median Sales Price*	\$2,597,500	\$1,560,000	- 39.9%	\$1,612,500	\$1,750,000	+ 8.5%
Inventory of Homes for Sale	18	9	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--
Cumulative Days on Market Until Sale	28	28	0.0%	43	45	+ 4.7%
Percent of Original List Price Received*	103.4%	97.9%	- 5.3%	103.2%	97.5%	- 5.5%
New Listings	8	0	- 100.0%	71	58	- 18.3%

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

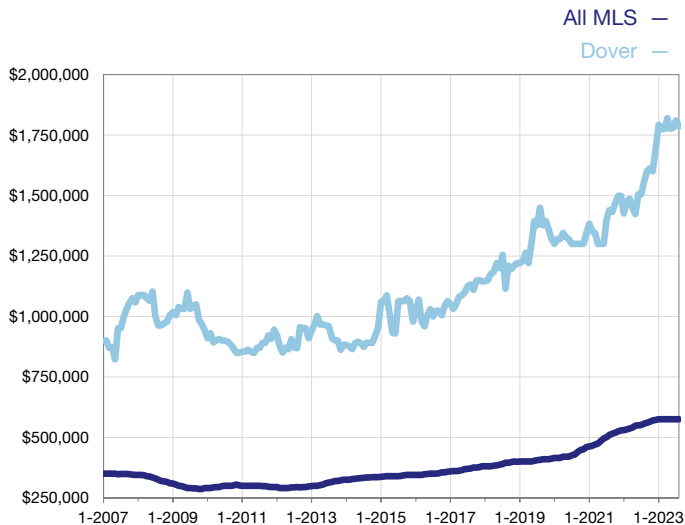
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	1	- 75.0%
Closed Sales	1	0	- 100.0%	5	1	- 80.0%
Median Sales Price*	\$785,000	\$0	- 100.0%	\$805,000	\$725,000	- 9.9%
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	36	0	- 100.0%	28	10	- 64.3%
Percent of Original List Price Received*	98.1%	0.0%	- 100.0%	101.8%	107.4%	+ 5.5%
New Listings	0	0	--	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

