

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	11	- 42.1%	194	145	- 25.3%
Closed Sales	26	20	- 23.1%	189	144	- 23.8%
Median Sales Price*	\$432,950	\$490,500	+ 13.3%	\$535,000	\$494,250	- 7.6%
Inventory of Homes for Sale	54	32	- 40.7%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	28	59	+ 110.7%	46	55	+ 19.6%
Percent of Original List Price Received*	97.6%	97.4%	- 0.2%	99.0%	96.8%	- 2.2%
New Listings	27	19	- 29.6%	250	174	- 30.4%

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

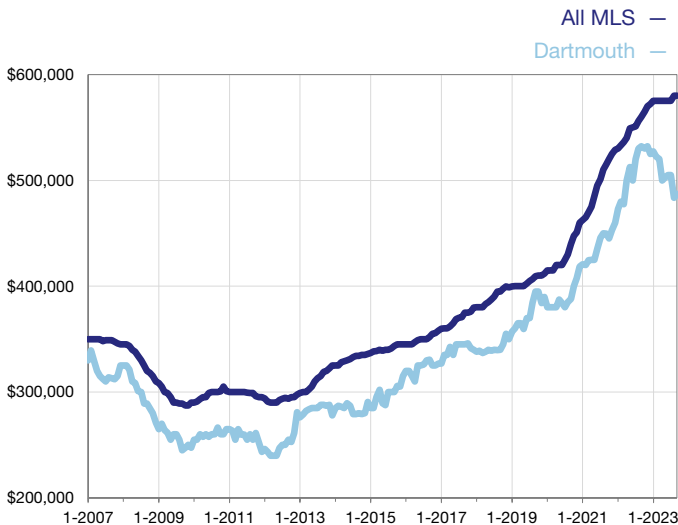
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	12	6	- 50.0%
Closed Sales	1	0	- 100.0%	11	5	- 54.5%
Median Sales Price*	\$431,000	\$0	- 100.0%	\$475,000	\$505,000	+ 6.3%
Inventory of Homes for Sale	3	0	- 100.0%	--	--	--
Months Supply of Inventory	1.8	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	50	47	- 6.0%
Percent of Original List Price Received*	107.8%	0.0%	- 100.0%	103.1%	100.8%	- 2.2%
New Listings	2	0	- 100.0%	15	4	- 73.3%

* 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

