

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dover

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	4	0.0%	57	49	- 14.0%
Closed Sales	4	4	0.0%	62	47	- 24.2%
Median Sales Price*	\$1,650,000	\$1,112,500	- 32.6%	\$1,612,500	\$1,725,000	+ 7.0%
Inventory of Homes for Sale	19	12	- 36.8%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--
Cumulative Days on Market Until Sale	39	40	+ 2.6%	43	44	+ 2.3%
Percent of Original List Price Received*	92.5%	100.9%	+ 9.1%	102.5%	97.8%	- 4.6%
New Listings	6	8	+ 33.3%	77	65	- 15.6%

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

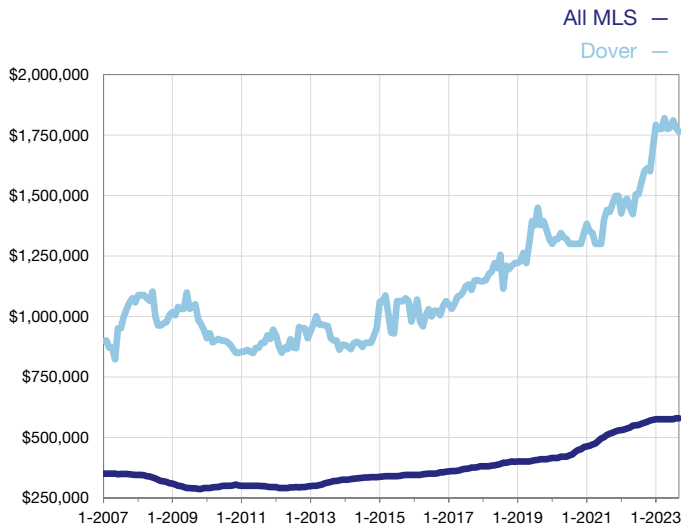
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	4	1	- 75.0%
Closed Sales	0	0	--	5	1	- 80.0%
Median Sales Price*	\$0	\$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	0	0	--	28	10	- 64.3%
Percent of Original List Price Received*	0.0%	0.0%	--	101.8%	107.4%	+ 5.5%
New Listings	0	0	--	5	3	- 40.0%

* 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

