

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	24	+ 41.2%	211	165	- 21.8%
Closed Sales	19	17	- 10.5%	208	161	- 22.6%
Median Sales Price*	\$500,000	\$605,000	+ 21.0%	\$532,500	\$520,000	- 2.3%
Inventory of Homes for Sale	62	31	- 50.0%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--
Cumulative Days on Market Until Sale	33	51	+ 54.5%	45	54	+ 20.0%
Percent of Original List Price Received*	100.0%	96.5%	- 3.5%	99.1%	96.8%	- 2.3%
New Listings	28	24	- 14.3%	278	197	- 29.1%

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

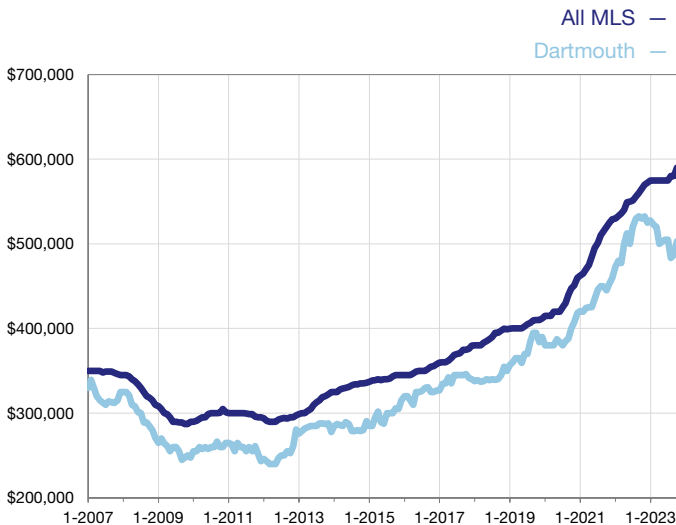
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	13	8	- 38.5%
Closed Sales	3	1	- 66.7%	14	6	- 57.1%
Median Sales Price*	\$429,000	\$350,000	- 18.4%	\$455,500	\$495,000	+ 8.7%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.7	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	15	12	- 20.0%	43	42	- 2.3%
Percent of Original List Price Received*	109.3%	94.6%	- 13.4%	104.4%	99.7%	- 4.5%
New Listings	0	2	--	15	6	- 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

