

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dennis

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	29	+ 70.6%	191	149	- 22.0%
Closed Sales	20	19	- 5.0%	194	134	- 30.9%
Median Sales Price*	\$714,250	\$665,000	- 6.9%	\$684,000	\$670,000	- 2.0%
Inventory of Homes for Sale	34	60	+ 76.5%	--	--	--
Months Supply of Inventory	1.8	4.1	+ 127.8%	--	--	--
Cumulative Days on Market Until Sale	29	25	- 13.8%	32	33	+ 3.1%
Percent of Original List Price Received*	97.9%	99.6%	+ 1.7%	100.4%	98.1%	- 2.3%
New Listings	19	41	+ 115.8%	226	223	- 1.3%

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

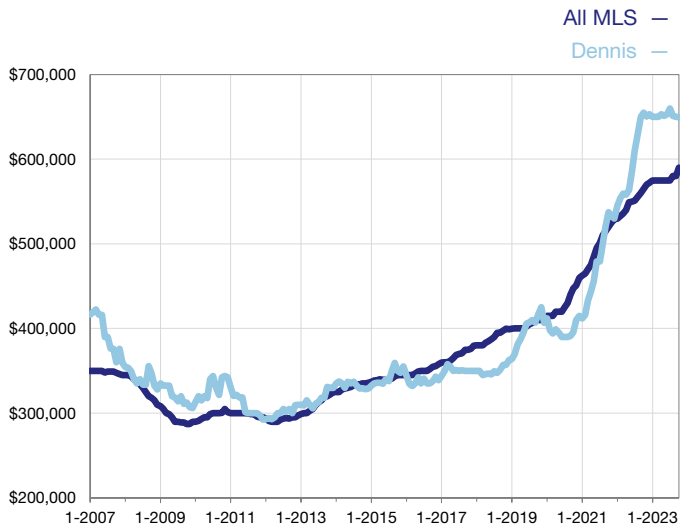
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	8	+ 33.3%	48	51	+ 6.3%
Closed Sales	7	5	- 28.6%	51	48	- 5.9%
Median Sales Price*	\$399,000	\$255,000	- 36.1%	\$360,000	\$299,000	- 16.9%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	73	37	- 49.3%	41	43	+ 4.9%
Percent of Original List Price Received*	98.1%	98.2%	+ 0.1%	100.8%	95.8%	- 5.0%
New Listings	5	6	+ 20.0%	61	57	- 6.6%

* 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

