

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dover

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	8	+ 166.7%	60	57	- 5.0%
Closed Sales	9	2	- 77.8%	71	49	- 31.0%
Median Sales Price*	\$1,810,000	\$1,244,500	- 31.2%	\$1,625,000	\$1,695,000	+ 4.3%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	57	73	+ 28.1%	44	45	+ 2.3%
Percent of Original List Price Received*	94.7%	94.4%	- 0.3%	101.5%	97.7%	- 3.7%
New Listings	3	7	+ 133.3%	80	71	- 11.3%

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

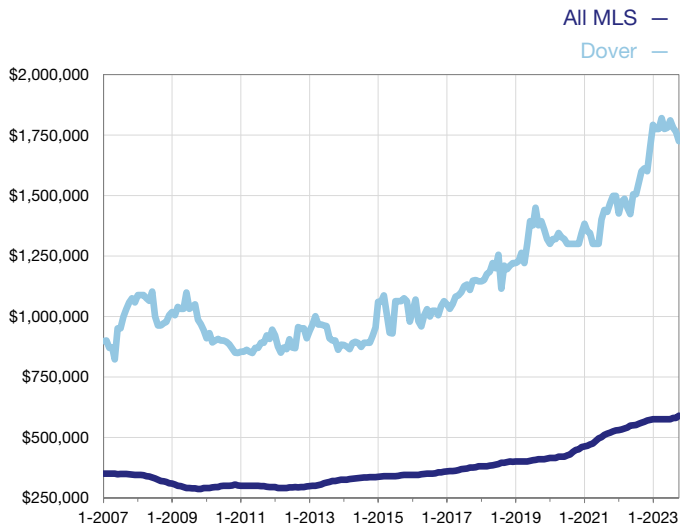
Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	1	--	4	2	- 50.0%
Closed Sales	0	1	--	5	2	- 60.0%
Median Sales Price*	\$0	\$662,500	--	\$805,000	\$693,750	- 13.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	84	--	28	47	+ 67.9%
Percent of Original List Price Received*	0.0%	88.3%	--	101.8%	97.9%	- 3.8%
New Listings	0	1	--	5	4	- 20.0%

* 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

