

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dartmouth

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	19	- 5.0%	231	180	- 22.1%
Closed Sales	15	12	- 20.0%	223	174	- 22.0%
Median Sales Price*	\$475,000	<b>\$557,000</b>	+ 17.3%	\$525,000	<b>\$527,500</b>	+ 0.5%
Inventory of Homes for Sale	55	22	- 60.0%	--	--	--
Months Supply of Inventory	2.7	1.3	- 51.9%	--	--	--
Cumulative Days on Market Until Sale	26	58	+ 123.1%	44	55	+ 25.0%
Percent of Original List Price Received*	98.4%	99.1%	+ 0.7%	99.1%	97.0%	- 2.1%
New Listings	15	10	- 33.3%	293	207	- 29.4%

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

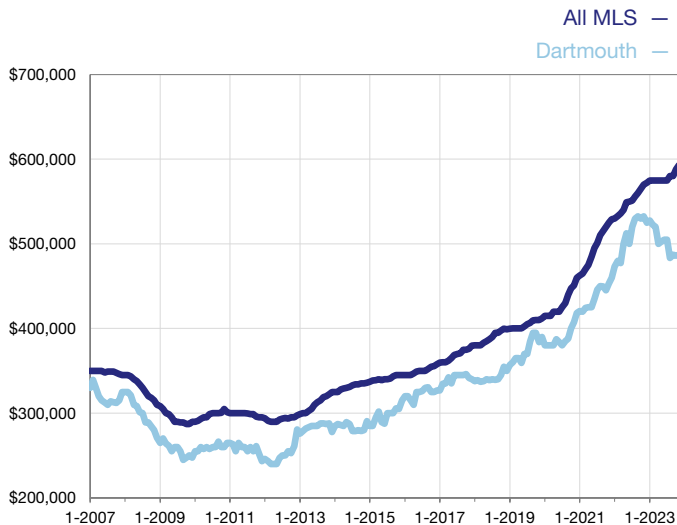
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	13	8	- 38.5%
Closed Sales	1	2	+ 100.0%	15	8	- 46.7%
Median Sales Price*	\$699,000	<b>\$932,450</b>	+ 33.4%	\$475,000	<b>\$522,500</b>	+ 10.0%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	45	1	- 97.8%	43	31	- 27.9%
Percent of Original List Price Received*	100.0%	100.2%	+ 0.2%	104.1%	99.9%	- 4.0%
New Listings	0	1	--	15	7	- 53.3%

\* 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

