

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dartmouth

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	9	- 52.6%	250	188	- 24.8%
Closed Sales	24	15	- 37.5%	247	189	- 23.5%
Median Sales Price*	\$458,500	<b>\$510,000</b>	+ 11.2%	\$525,000	<b>\$520,000</b>	- 1.0%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--
Months Supply of Inventory	1.8	1.1	- 38.9%	--	--	--
Cumulative Days on Market Until Sale	42	33	- 21.4%	43	53	+ 23.3%
Percent of Original List Price Received*	94.7%	97.1%	+ 2.5%	98.7%	97.0%	- 1.7%
New Listings	8	4	- 50.0%	301	212	- 29.6%

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

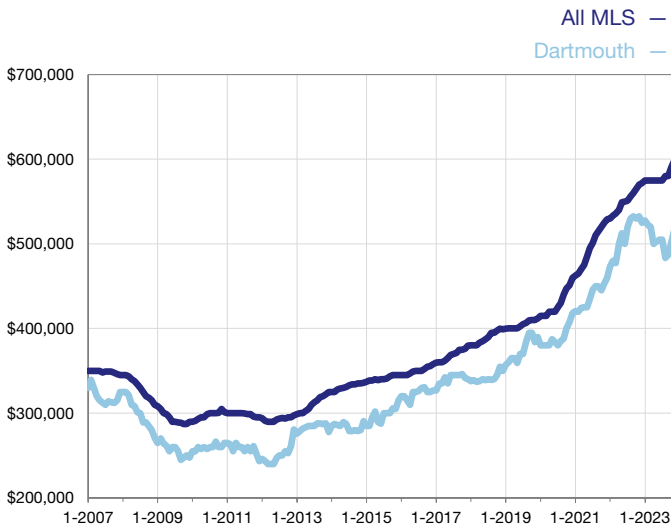
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	14	8	- 42.9%
Closed Sales	1	0	- 100.0%	16	8	- 50.0%
Median Sales Price*	\$440,000	<b>\$0</b>	- 100.0%	\$457,500	<b>\$522,500</b>	+ 14.2%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.5	- 61.5%	--	--	--
Cumulative Days on Market Until Sale	8	0	- 100.0%	41	31	- 24.4%
Percent of Original List Price Received*	110.0%	0.0%	- 100.0%	104.5%	99.9%	- 4.4%
New Listings	2	0	- 100.0%	17	7	- 58.8%

\* 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

