

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dover

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	65	65	0.0%
Closed Sales	3	8	+ 166.7%	77	62	- 19.5%
Median Sales Price*	\$3,600,000	<b>\$1,956,500</b>	- 45.7%	\$1,700,000	<b>\$1,672,500</b>	- 1.6%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--
Cumulative Days on Market Until Sale	132	30	- 77.3%	48	43	- 10.4%
Percent of Original List Price Received*	93.7%	98.6%	+ 5.2%	101.3%	97.4%	- 3.8%
New Listings	0	1	--	82	79	- 3.7%

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

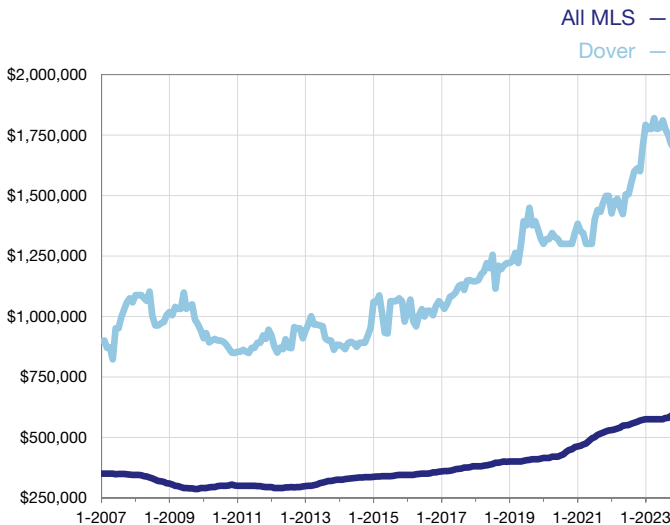
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	5	2	- 60.0%
Closed Sales	1	0	- 100.0%	6	2	- 66.7%
Median Sales Price*	\$785,000	<b>\$0</b>	- 100.0%	\$795,000	<b>\$693,750</b>	- 12.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	18	0	- 100.0%	26	47	+ 80.8%
Percent of Original List Price Received*	98.2%	0.0%	- 100.0%	101.2%	97.9%	- 3.3%
New Listings	0	0	--	6	3	- 50.0%

\* 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

