

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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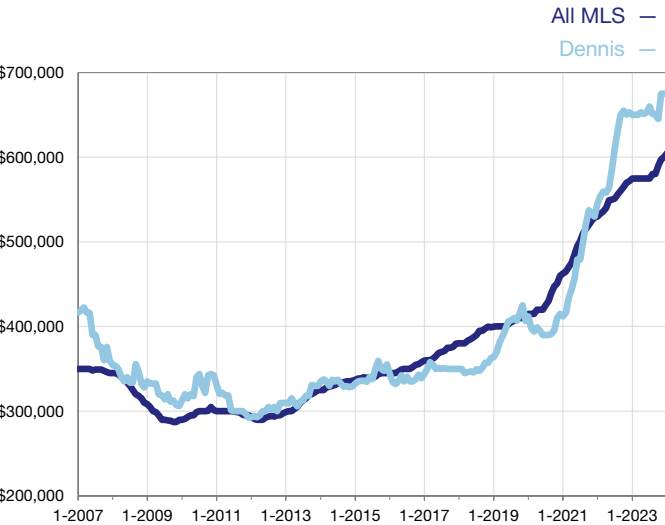
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	15	+ 200.0%	5	15	+ 200.0%
Closed Sales	15	5	- 66.7%	15	5	- 66.7%
Median Sales Price*	\$660,000	\$675,000	+ 2.3%	\$660,000	\$675,000	+ 2.3%
Inventory of Homes for Sale	19	38	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--
Cumulative Days on Market Until Sale	63	44	- 30.2%	63	44	- 30.2%
Percent of Original List Price Received*	95.3%	92.0%	- 3.5%	95.3%	92.0%	- 3.5%
New Listings	10	25	+ 150.0%	10	25	+ 150.0%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales	3	2	- 33.3%	3	2	- 33.3%
Median Sales Price*	\$200,000	\$262,550	+ 31.3%	\$200,000	\$262,550	+ 31.3%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	3.3	1.9	- 42.4%	--	--	--
Cumulative Days on Market Until Sale	4	80	+ 1,900.0%	4	80	+ 1,900.0%
Percent of Original List Price Received*	100.0%	90.2%	- 9.8%	100.0%	90.2%	- 9.8%
New Listings	7	5	- 28.6%	7	5	- 28.6%

* 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

