

# Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dartmouth

### Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	13	+ 44.4%	23	25	+ 8.7%
Closed Sales	18	11	- 38.9%	27	21	- 22.2%
Median Sales Price*	\$457,000	\$530,000	+ 16.0%	\$479,900	\$635,000	+ 32.3%
Inventory of Homes for Sale	30	30	0.0%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	57	46	- 19.3%	57	49	- 14.0%
Percent of Original List Price Received*	94.5%	98.5%	+ 4.2%	94.3%	95.8%	+ 1.6%
New Listings	8	20	+ 150.0%	21	39	+ 85.7%

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

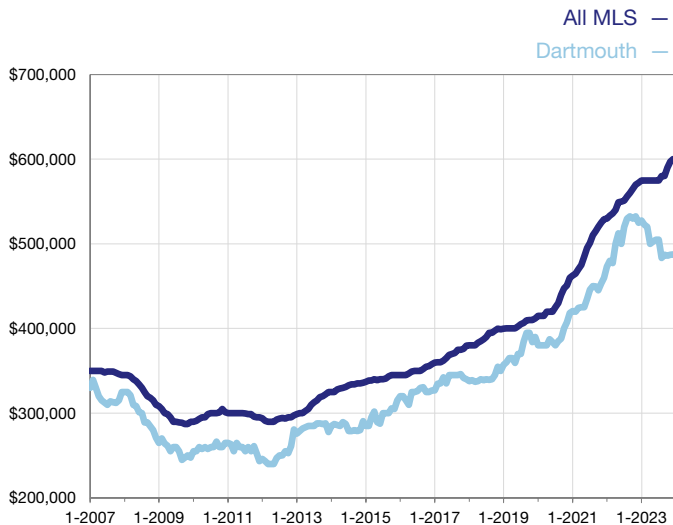
### Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	2	--	3	2	- 33.3%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$570,000	\$580,000	+ 1.8%	\$570,000	\$580,000	+ 1.8%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	81	28	- 65.4%	81	28	- 65.4%
Percent of Original List Price Received*	97.1%	100.0%	+ 3.0%	97.1%	100.0%	+ 3.0%
New Listings	0	0	--	1	1	0.0%

\* 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

