

Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|-----------|---------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 13 | 16 | + 23.1% | 36 | 40 | + 11.1% |
| Closed Sales | 15 | 11 | - 26.7% | 42 | 32 | - 23.8% |
| Median Sales Price* | \$420,000 | \$570,000 | + 35.7% | \$476,950 | \$591,250 | + 24.0% |
| Inventory of Homes for Sale | 47 | 25 | - 46.8% | -- | -- | -- |
| Months Supply of Inventory | 2.4 | 1.6 | - 33.3% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 73 | 41 | - 43.8% | 63 | 46 | - 27.0% |
| Percent of Original List Price Received* | 90.7% | 102.1% | + 12.6% | 93.0% | 98.0% | + 5.4% |
| New Listings | 31 | 12 | - 61.3% | 52 | 51 | - 1.9% |

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

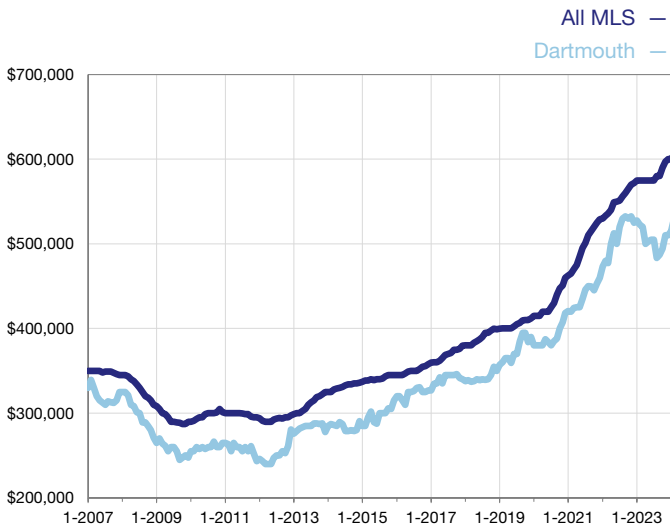
Condominium Properties

| Key Metrics | March | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-----------|---------|
| | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | 0 | 0 | -- | 3 | 2 | - 33.3% |
| Closed Sales | 1 | 1 | 0.0% | 3 | 2 | - 33.3% |
| Median Sales Price* | \$505,000 | \$420,000 | - 16.8% | \$505,000 | \$500,000 | - 1.0% |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 0.5 | 0.6 | + 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | 8 | 80 | + 900.0% | 56 | 54 | - 3.6% |
| Percent of Original List Price Received* | 103.1% | 93.4% | - 9.4% | 99.1% | 96.7% | - 2.4% |
| New Listings | 1 | 1 | 0.0% | 2 | 2 | 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

