

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	18	15	- 16.7%	54	56	+ 3.7%
Closed Sales	15	13	- 13.3%	57	46	- 19.3%
Median Sales Price*	\$520,000	\$520,000	0.0%	\$479,900	\$542,450	+ 13.0%
Inventory of Homes for Sale	46	36	- 21.7%	--	--	--
Months Supply of Inventory	2.4	2.3	- 4.2%	--	--	--
Cumulative Days on Market Until Sale	44	34	- 22.7%	58	42	- 27.6%
Percent of Original List Price Received*	98.7%	100.4%	+ 1.7%	94.5%	98.7%	+ 4.4%
New Listings	20	28	+ 40.0%	72	79	+ 9.7%

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

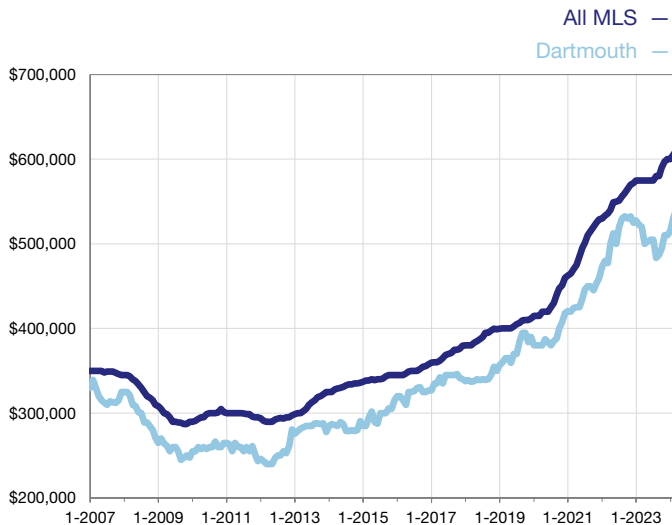
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	0	0	--	3	2	- 33.3%
Median Sales Price*	\$0	\$0	--	\$505,000	\$500,000	- 1.0%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	56	54	- 3.6%
Percent of Original List Price Received*	0.0%	0.0%	--	99.1%	96.7%	- 2.4%
New Listings	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

