

Local Market Update – May 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	24	+ 20.0%	74	78	+ 5.4%
Closed Sales	17	20	+ 17.6%	74	66	- 10.8%
Median Sales Price*	\$540,000	\$630,000	+ 16.7%	\$483,500	\$577,450	+ 19.4%
Inventory of Homes for Sale	49	29	- 40.8%	--	--	--
Months Supply of Inventory	2.6	1.8	- 30.8%	--	--	--
Cumulative Days on Market Until Sale	56	80	+ 42.9%	58	54	- 6.9%
Percent of Original List Price Received*	98.3%	97.7%	- 0.6%	95.4%	98.4%	+ 3.1%
New Listings	25	20	- 20.0%	97	100	+ 3.1%

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

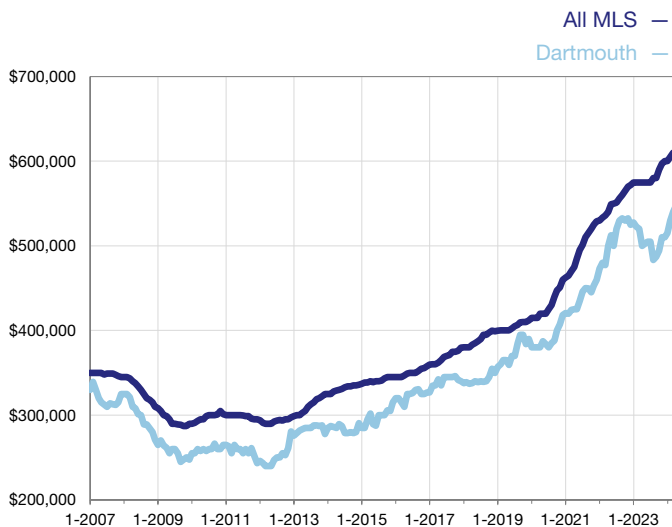
Condominium Properties

Key Metrics	May			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	0	--	3	3	0.0%
Closed Sales	0	1	--	3	3	0.0%
Median Sales Price*	\$0	\$775,000	--	\$505,000	\$580,000	+ 14.9%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.0	0.6	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	0	21	--	56	43	- 23.2%
Percent of Original List Price Received*	0.0%	97.5%	--	99.1%	96.9%	- 2.2%
New Listings	1	1	0.0%	3	3	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

