

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

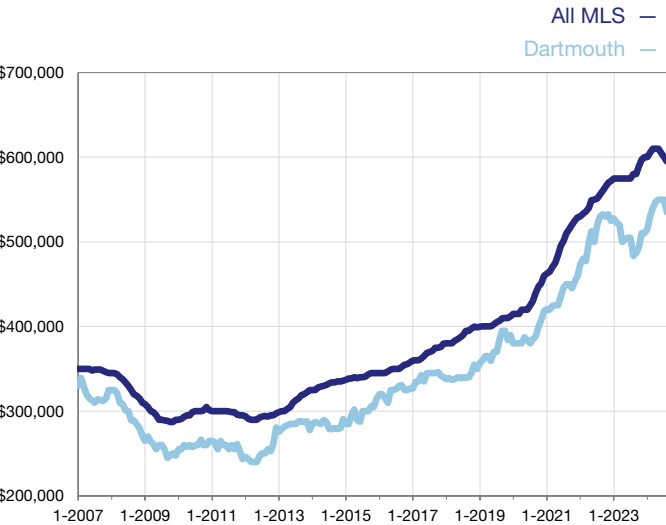
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	24	29	+ 20.8%	133	133	0.0%
Closed Sales	14	22	+ 57.1%	124	119	- 4.0%
Median Sales Price*	\$598,000	\$637,500	+ 6.6%	\$503,750	\$580,000	+ 15.1%
Inventory of Homes for Sale	42	45	+ 7.1%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--
Cumulative Days on Market Until Sale	54	26	- 51.9%	54	45	- 16.7%
Percent of Original List Price Received*	95.1%	99.9%	+ 5.0%	96.7%	99.0%	+ 2.4%
New Listings	22	22	0.0%	156	180	+ 15.4%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	1	--	5	5	0.0%
Closed Sales	0	0	--	5	3	- 40.0%
Median Sales Price*	\$0	\$0	--	\$505,000	\$580,000	+ 14.9%
Inventory of Homes for Sale	1	4	+ 300.0%	--	--	--
Months Supply of Inventory	0.6	3.0	+ 400.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	47	43	- 8.5%
Percent of Original List Price Received*	0.0%	0.0%	--	100.8%	96.9%	- 3.9%
New Listings	1	3	+ 200.0%	4	8	+ 100.0%

* 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

