

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

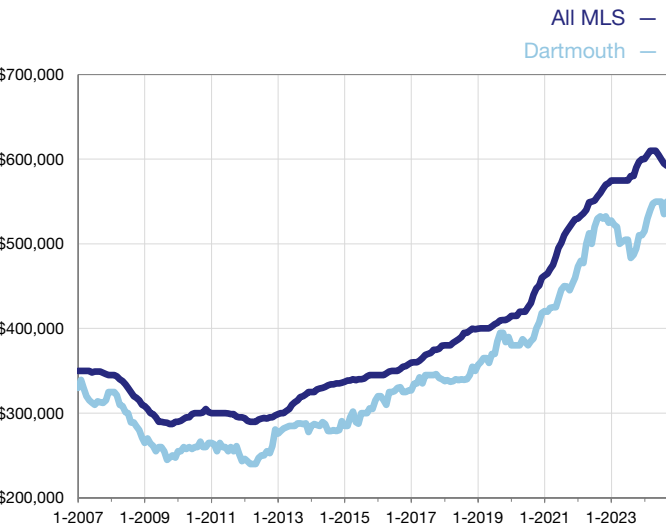
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	21	+ 162.5%	141	148	+ 5.0%
Closed Sales	20	17	- 15.0%	144	136	- 5.6%
Median Sales Price*	\$490,500	\$595,000	+ 21.3%	\$494,250	\$585,000	+ 18.4%
Inventory of Homes for Sale	46	52	+ 13.0%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	59	23	- 61.0%	55	43	- 21.8%
Percent of Original List Price Received*	97.4%	97.8%	+ 0.4%	96.8%	98.9%	+ 2.2%
New Listings	18	28	+ 55.6%	174	208	+ 19.5%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	6	7	+ 16.7%
Closed Sales	0	2	--	5	5	0.0%
Median Sales Price*	\$0	\$804,950	--	\$505,000	\$699,900	+ 38.6%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--
Cumulative Days on Market Until Sale	0	31	--	47	38	- 19.1%
Percent of Original List Price Received*	0.0%	96.7%	--	100.8%	96.8%	- 4.0%
New Listings	0	1	--	4	9	+ 125.0%

* 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

