

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

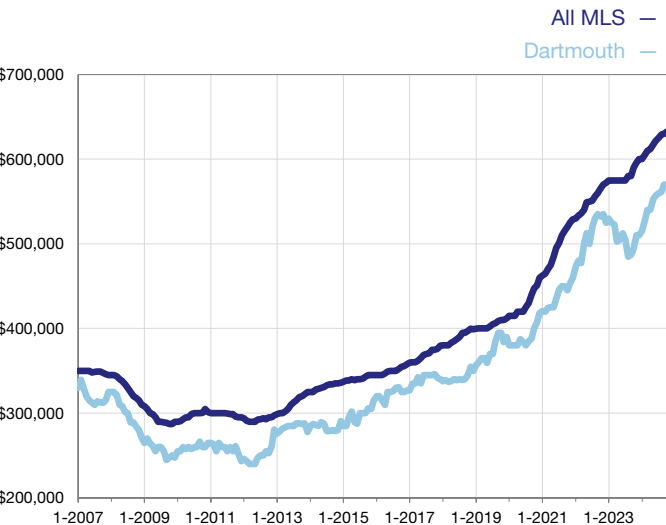
| Single-Family Properties | | | | October | | | Year to Date | | |
|--|--|--|--|-----------|-----------|---------|--------------|-----------|---------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 20 | 28 | + 40.0% | 161 | 171 | + 6.2% |
| Closed Sales | | | | 19 | 16 | - 15.8% | 163 | 152 | - 6.7% |
| Median Sales Price* | | | | \$575,000 | \$584,950 | + 1.7% | \$510,000 | \$585,000 | + 14.7% |
| Inventory of Homes for Sale | | | | 42 | 49 | + 16.7% | -- | -- | -- |
| Months Supply of Inventory | | | | 2.5 | 3.0 | + 20.0% | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 47 | 41 | - 12.8% | 54 | 42 | - 22.2% |
| Percent of Original List Price Received* | | | | 96.3% | 96.3% | 0.0% | 96.8% | 98.6% | + 1.9% |
| New Listings | | | | 24 | 30 | + 25.0% | 198 | 238 | + 20.2% |

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

| Condominium Properties | | | | October | | | Year to Date | | |
|--|--|--|--|-----------|-----------|----------|--------------|-----------|----------|
| Key Metrics | | | | 2023 | 2024 | + / - | 2023 | 2024 | + / - |
| Pending Sales | | | | 2 | 2 | 0.0% | 8 | 9 | + 12.5% |
| Closed Sales | | | | 1 | 1 | 0.0% | 6 | 6 | 0.0% |
| Median Sales Price* | | | | \$350,000 | \$797,000 | + 127.7% | \$495,000 | \$737,450 | + 49.0% |
| Inventory of Homes for Sale | | | | 0 | 4 | -- | -- | -- | -- |
| Months Supply of Inventory | | | | 0.0 | 2.7 | -- | -- | -- | -- |
| Cumulative Days on Market Until Sale | | | | 12 | 21 | + 75.0% | 42 | 35 | - 16.7% |
| Percent of Original List Price Received* | | | | 94.6% | 101.0% | + 6.8% | 99.7% | 97.5% | - 2.2% |
| New Listings | | | | 2 | 4 | + 100.0% | 6 | 13 | + 116.7% |

* 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

