

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dover

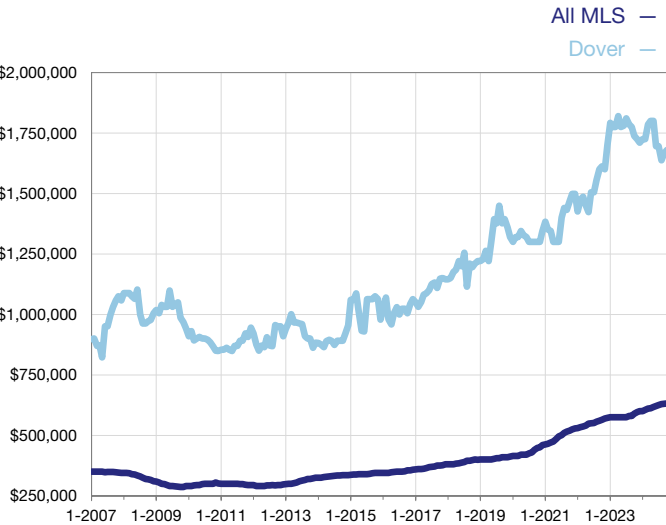
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	10	+ 42.9%	54	58	+ 7.4%
Closed Sales	2	5	+ 150.0%	48	53	+ 10.4%
Median Sales Price*	\$1,244,500	\$1,680,000	+ 35.0%	\$1,710,000	\$1,680,000	- 1.8%
Inventory of Homes for Sale	12	20	+ 66.7%	--	--	--
Months Supply of Inventory	2.4	3.6	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	73	71	- 2.7%	46	28	- 39.1%
Percent of Original List Price Received*	94.4%	95.0%	+ 0.6%	97.6%	99.9%	+ 2.4%
New Listings	6	7	+ 16.7%	70	84	+ 20.0%

* 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		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	1	0.0%	2	4	+ 100.0%
Closed Sales	1	1	0.0%	2	3	+ 50.0%
Median Sales Price*	\$662,500	\$1,260,000	+ 90.2%	\$693,750	\$840,000	+ 21.1%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	84	11	- 86.9%	47	13	- 72.3%
Percent of Original List Price Received*	88.3%	97.3%	+ 10.2%	97.9%	101.3%	+ 3.5%
New Listings	1	0	- 100.0%	3	4	+ 33.3%

* 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

