

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	17	16	- 5.9%	178	184	+ 3.4%
Closed Sales	12	23	+ 91.7%	175	175	0.0%
Median Sales Price*	\$557,000	\$548,000	- 1.6%	\$520,000	\$579,900	+ 11.5%
Inventory of Homes for Sale	32	46	+ 43.8%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.6%	--	--	--
Cumulative Days on Market Until Sale	58	50	- 13.8%	54	43	- 20.4%
Percent of Original List Price Received*	99.1%	97.1%	- 2.0%	96.9%	98.4%	+ 1.5%
New Listings	10	16	+ 60.0%	208	255	+ 22.6%

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

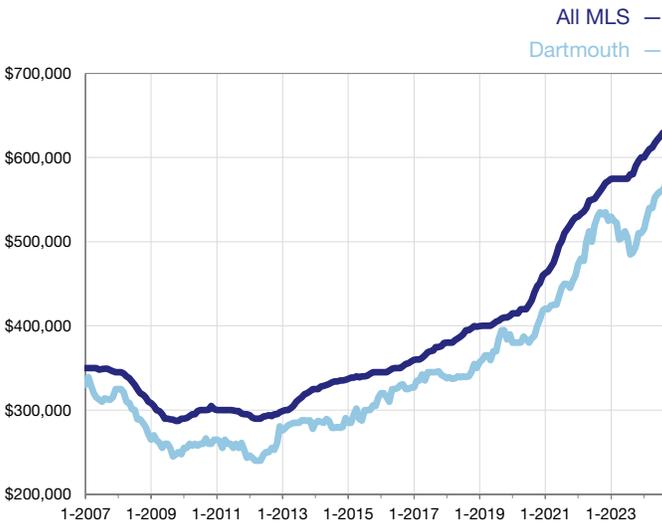
Condominium Properties

Key Metrics	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	3	--	8	12	+ 50.0%
Closed Sales	2	3	+ 50.0%	8	9	+ 12.5%
Median Sales Price*	\$932,450	\$800,000	- 14.2%	\$522,500	\$790,000	+ 51.2%
Inventory of Homes for Sale	1	2	+ 100.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	1	41	+ 4,000.0%	31	37	+ 19.4%
Percent of Original List Price Received*	100.2%	95.2%	- 5.0%	99.9%	96.8%	- 3.1%
New Listings	1	1	0.0%	7	14	+ 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

