

# Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dartmouth

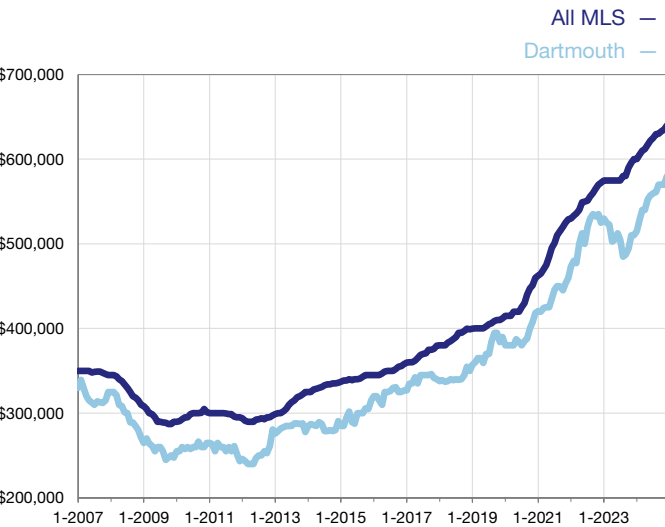
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	19	+ 137.5%	186	200	+ 7.5%
Closed Sales	16	18	+ 12.5%	191	193	+ 1.0%
Median Sales Price*	\$505,000	\$675,000	+ 33.7%	\$510,000	\$580,000	+ 13.7%
Inventory of Homes for Sale	26	31	+ 19.2%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--
Cumulative Days on Market Until Sale	34	43	+ 26.5%	53	43	- 18.9%
Percent of Original List Price Received*	96.8%	97.1%	+ 0.3%	96.9%	98.3%	+ 1.4%
New Listings	4	9	+ 125.0%	212	264	+ 24.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	0	--	8	12	+ 50.0%
Closed Sales	0	2	--	8	11	+ 37.5%
Median Sales Price*	\$0	\$837,500	--	\$522,500	\$790,000	+ 51.2%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.5	0.0	- 100.0%	--	--	--
Cumulative Days on Market Until Sale	0	20	--	31	34	+ 9.7%
Percent of Original List Price Received*	0.0%	106.4%	--	99.9%	98.5%	- 1.4%
New Listings	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

