

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dover

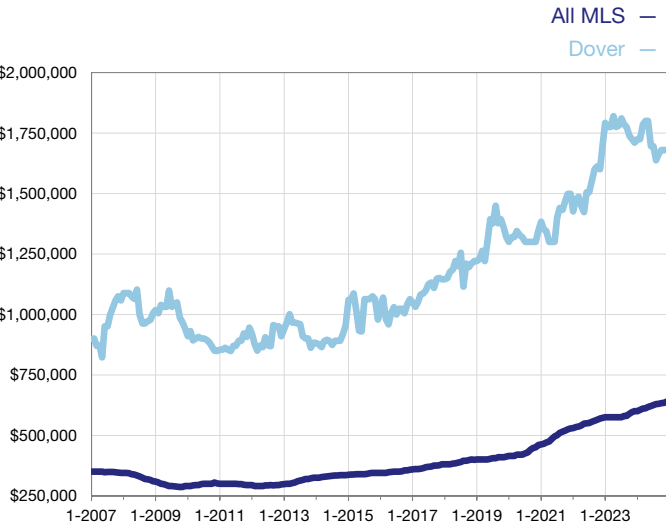
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	6	+ 200.0%	63	68	+ 7.9%
Closed Sales	8	5	- 37.5%	60	65	+ 8.3%
Median Sales Price*	\$1,956,500	\$1,800,000	- 8.0%	\$1,710,000	\$1,680,000	- 1.8%
Inventory of Homes for Sale	8	8	0.0%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	30	69	+ 130.0%	43	32	- 25.6%
Percent of Original List Price Received*	98.6%	95.6%	- 3.0%	97.3%	99.6%	+ 2.4%
New Listings	1	2	+ 100.0%	77	89	+ 15.6%

* 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	--	2	4	+ 100.0%
Closed Sales	0	0	--	2	4	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$693,750	\$820,000	+ 18.2%
Inventory of Homes for Sale	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.8	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	47	18	- 61.7%
Percent of Original List Price Received*	0.0%	0.0%	--	97.9%	99.6%	+ 1.7%
New Listings	0	0	--	3	5	+ 66.7%

* 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

