

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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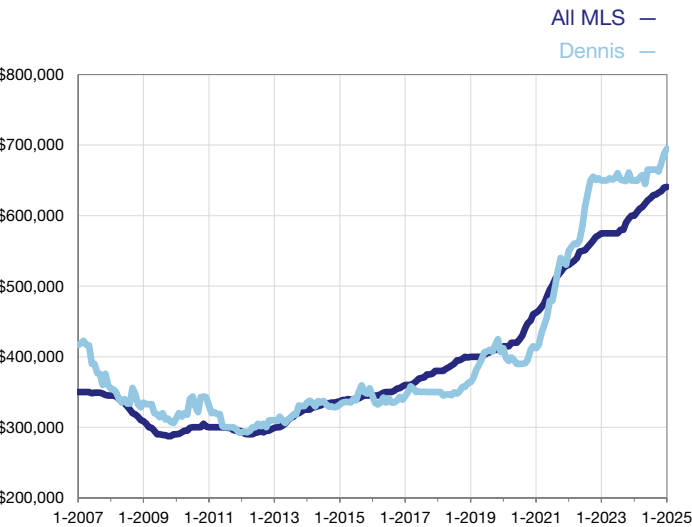
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	13	11	- 15.4%	13	11	- 15.4%
Closed Sales	6	10	+ 66.7%	6	10	+ 66.7%
Median Sales Price*	\$607,500	\$800,000	+ 31.7%	\$607,500	\$800,000	+ 31.7%
Inventory of Homes for Sale	50	33	- 34.0%	--	--	--
Months Supply of Inventory	3.4	1.8	- 47.1%	--	--	--
Cumulative Days on Market Until Sale	43	40	- 7.0%	43	40	- 7.0%
Percent of Original List Price Received*	92.5%	95.4%	+ 3.1%	92.5%	95.4%	+ 3.1%
New Listings	25	13	- 48.0%	25	13	- 48.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$262,550	\$314,000	+ 19.6%	\$262,550	\$314,000	+ 19.6%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	80	87	+ 8.7%	80	87	+ 8.7%
Percent of Original List Price Received*	90.2%	94.0%	+ 4.2%	90.2%	94.0%	+ 4.2%
New Listings	5	5	0.0%	5	5	0.0%

* 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

