

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

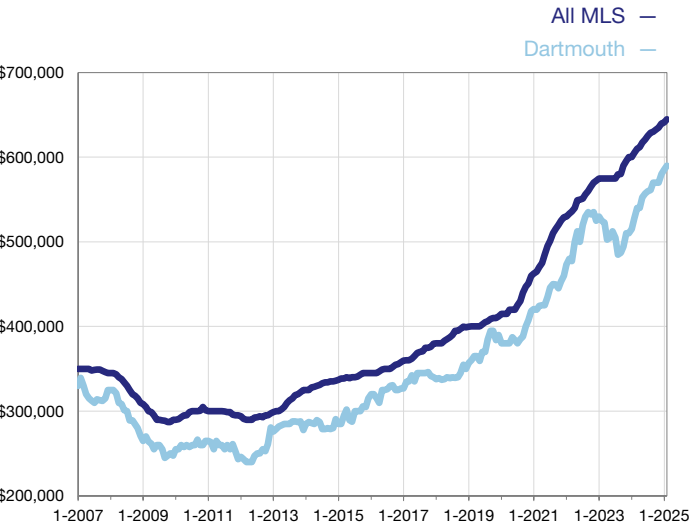
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	12	12	0.0%	23	19	- 17.4%
Closed Sales	12	8	- 33.3%	22	23	+ 4.5%
Median Sales Price*	\$526,000	\$732,500	+ 39.3%	\$592,450	\$651,500	+ 10.0%
Inventory of Homes for Sale	38	35	- 7.9%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	43	73	+ 69.8%	47	82	+ 74.5%
Percent of Original List Price Received*	98.7%	92.1%	- 6.7%	96.0%	94.1%	- 2.0%
New Listings	20	16	- 20.0%	39	30	- 23.1%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	3	+ 50.0%
Closed Sales	1	2	+ 100.0%	1	3	+ 200.0%
Median Sales Price*	\$580,000	\$1,112,500	+ 91.8%	\$580,000	\$825,000	+ 42.2%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	28	26	- 7.1%	28	17	- 39.3%
Percent of Original List Price Received*	100.0%	95.4%	- 4.6%	100.0%	96.9%	- 3.1%
New Listings	0	0	--	1	3	+ 200.0%

* 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

