

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

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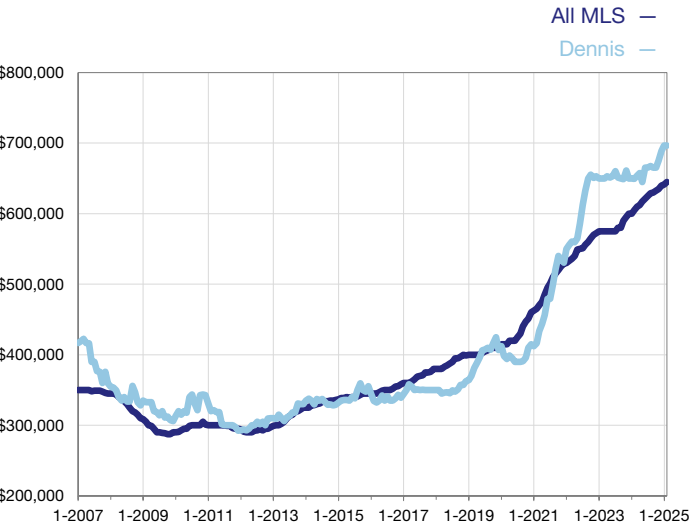
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	25	9	- 64.0%	38	19	- 50.0%
Closed Sales	15	7	- 53.3%	21	17	- 19.0%
Median Sales Price*	\$645,000	\$524,000	- 18.8%	\$645,000	\$715,500	+ 10.9%
Inventory of Homes for Sale	46	32	- 30.4%	--	--	--
Months Supply of Inventory	2.8	1.9	- 32.1%	--	--	--
Cumulative Days on Market Until Sale	55	60	+ 9.1%	52	48	- 7.7%
Percent of Original List Price Received*	96.7%	94.2%	- 2.6%	95.5%	94.9%	- 0.6%
New Listings	24	8	- 66.7%	49	21	- 57.1%

* 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	4	2	- 50.0%	7	3	- 57.1%
Closed Sales	5	1	- 80.0%	7	3	- 57.1%
Median Sales Price*	\$280,000	\$599,000	+ 113.9%	\$280,000	\$400,000	+ 42.9%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	2.5	3.9	+ 56.0%	--	--	--
Cumulative Days on Market Until Sale	48	6	- 87.5%	57	60	+ 5.3%
Percent of Original List Price Received*	95.3%	100.0%	+ 4.9%	93.8%	96.0%	+ 2.3%
New Listings	4	6	+ 50.0%	9	11	+ 22.2%

* 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

