

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dennis

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	26	29	+ 11.5%	102	86	- 15.7%
Closed Sales	25	29	+ 16.0%	86	73	- 15.1%
Median Sales Price*	\$589,000	\$785,000	+ 33.3%	\$643,250	\$715,500	+ 11.2%
Inventory of Homes for Sale	48	62	+ 29.2%	--	--	--
Months Supply of Inventory	2.7	3.6	+ 33.3%	--	--	--
Cumulative Days on Market Until Sale	62	37	- 40.3%	50	49	- 2.0%
Percent of Original List Price Received*	95.2%	96.6%	+ 1.5%	96.9%	96.5%	- 0.4%
New Listings	25	41	+ 64.0%	131	131	0.0%

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

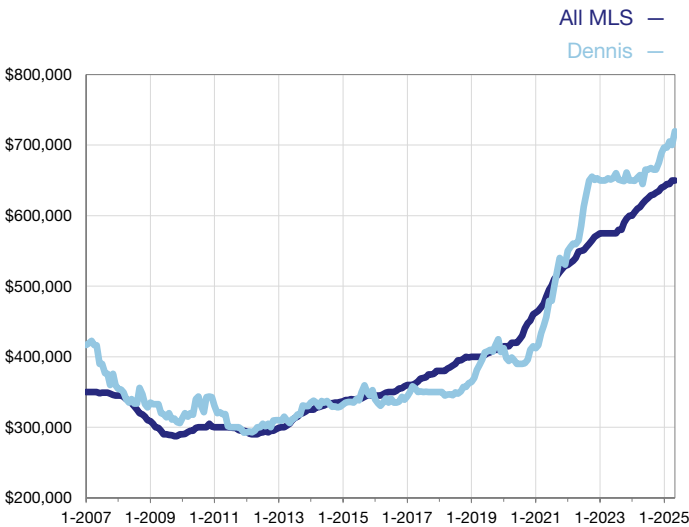
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	10	5	- 50.0%	29	25	- 13.8%
Closed Sales	9	8	- 11.1%	22	21	- 4.5%
Median Sales Price*	\$375,000	\$260,000	- 30.7%	\$286,250	\$268,000	- 6.4%
Inventory of Homes for Sale	8	18	+ 125.0%	--	--	--
Months Supply of Inventory	1.5	4.2	+ 180.0%	--	--	--
Cumulative Days on Market Until Sale	68	75	+ 10.3%	62	67	+ 8.1%
Percent of Original List Price Received*	96.4%	98.4%	+ 2.1%	95.3%	96.5%	+ 1.3%
New Listings	9	9	0.0%	28	38	+ 35.7%

* 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

