

Local Market Update – July 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	16	32	+ 100.0%	103	123	+ 19.4%
Closed Sales	15	27	+ 80.0%	97	114	+ 17.5%
Median Sales Price*	\$570,000	\$700,000	+ 22.8%	\$575,000	\$575,000	0.0%
Inventory of Homes for Sale	59	52	- 11.9%	--	--	--
Months Supply of Inventory	3.9	2.9	- 25.6%	--	--	--
Cumulative Days on Market Until Sale	40	46	+ 15.0%	50	57	+ 14.0%
Percent of Original List Price Received*	98.6%	96.9%	- 1.7%	98.9%	97.2%	- 1.7%
New Listings	42	27	- 35.7%	158	168	+ 6.3%

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

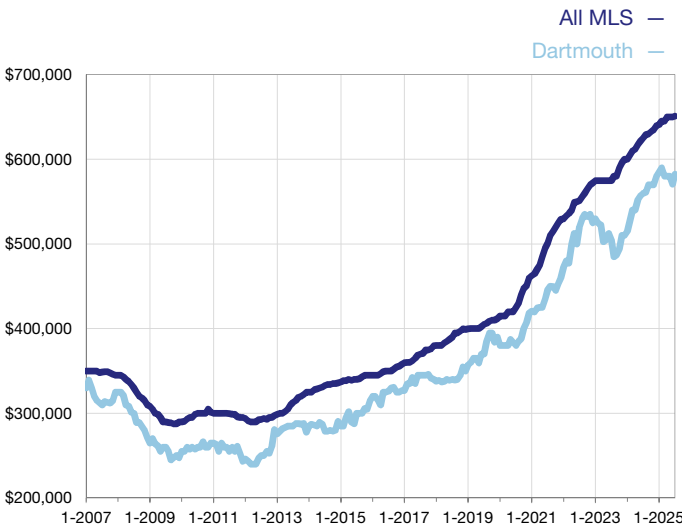
Condominium Properties

Key Metrics	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	1	1	0.0%	4	7	+ 75.0%
Closed Sales	0	0	--	3	6	+ 100.0%
Median Sales Price*	\$0	\$0	--	\$580,000	\$792,500	+ 36.6%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.4	3.3	+ 135.7%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	43	29	- 32.6%
Percent of Original List Price Received*	0.0%	0.0%	--	96.9%	95.5%	- 1.4%
New Listings	1	0	- 100.0%	5	13	+ 160.0%

* 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

