

Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	19	18	- 5.3%	197	199	+ 1.0%
Closed Sales	18	11	- 38.9%	193	193	0.0%
Median Sales Price*	\$675,000	\$620,000	- 8.1%	\$580,000	\$591,500	+ 2.0%
Inventory of Homes for Sale	45	28	- 37.8%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	43	76	+ 76.7%	43	53	+ 23.3%
Percent of Original List Price Received*	97.1%	98.0%	+ 0.9%	98.3%	97.5%	- 0.8%
New Listings	10	10	0.0%	265	261	- 1.5%

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

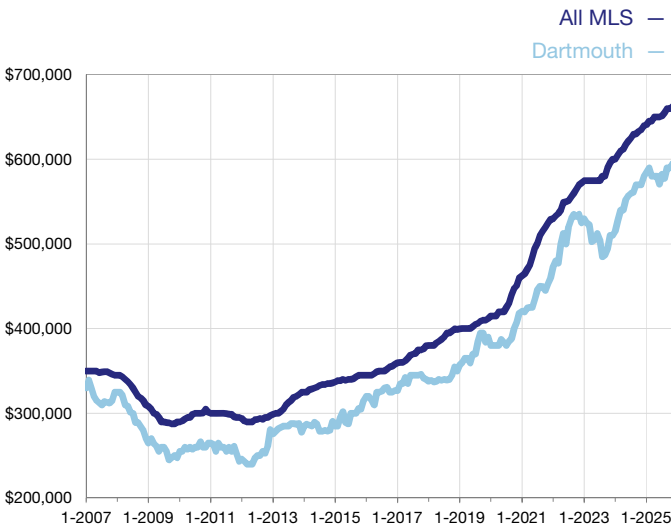
Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	0	--	12	11	- 8.3%
Closed Sales	2	1	- 50.0%	11	12	+ 9.1%
Median Sales Price*	\$837,500	\$589,000	- 29.7%	\$790,000	\$780,000	- 1.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	2.5	+ 108.3%	--	--	--
Cumulative Days on Market Until Sale	20	35	+ 75.0%	34	56	+ 64.7%
Percent of Original List Price Received*	106.4%	98.3%	- 7.6%	98.5%	93.6%	- 5.0%
New Listings	0	0	--	14	17	+ 21.4%

* 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

