

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	10	12	+ 20.0%	17	24	+ 41.2%
Closed Sales	9	10	+ 11.1%	24	29	+ 20.8%
Median Sales Price*	\$685,000	\$582,000	- 15.0%	\$640,750	\$605,000	- 5.6%
Inventory of Homes for Sale	42	32	- 23.8%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--
Cumulative Days on Market Until Sale	67	57	- 14.9%	79	55	- 30.4%
Percent of Original List Price Received*	93.2%	96.1%	+ 3.1%	94.4%	98.0%	+ 3.8%
New Listings	16	14	- 12.5%	30	28	- 6.7%

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

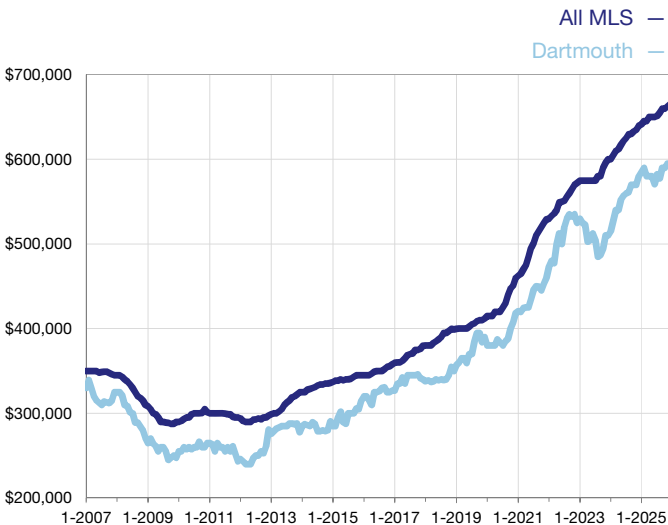
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	1	- 50.0%	2	1	- 50.0%
Median Sales Price*	\$1,112,500	\$875,000	- 21.3%	\$1,112,500	\$875,000	- 21.3%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--
Cumulative Days on Market Until Sale	26	206	+ 692.3%	26	206	+ 692.3%
Percent of Original List Price Received*	95.4%	76.1%	- 20.2%	95.4%	76.1%	- 20.2%
New Listings	0	1	--	2	1	- 50.0%

* 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

