

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	13	34	+ 161.5%	50	71	+ 42.0%
Closed Sales	12	14	+ 16.7%	45	56	+ 24.4%
Median Sales Price*	\$465,000	\$600,000	+ 29.0%	\$560,000	\$614,000	+ 9.6%
Inventory of Homes for Sale	48	42	- 12.5%	--	--	--
Months Supply of Inventory	3.0	2.3	- 23.3%	--	--	--
Cumulative Days on Market Until Sale	33	28	- 15.2%	66	46	- 30.3%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	97.0%	98.0%	+ 1.0%
New Listings	28	37	+ 32.1%	79	89	+ 12.7%

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

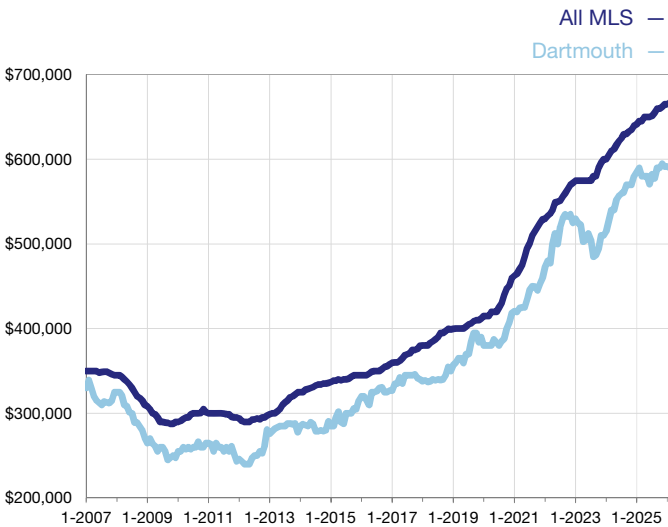
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	0	1	--	3	3	0.0%
Closed Sales	1	1	0.0%	3	2	- 33.3%
Median Sales Price*	\$760,000	\$805,000	+ 5.9%	\$825,000	\$840,000	+ 1.8%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	3	13	+ 333.3%	18	110	+ 511.1%
Percent of Original List Price Received*	102.8%	103.9%	+ 1.1%	97.9%	90.0%	- 8.1%
New Listings	1	1	0.0%	6	3	- 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

