

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dartmouth

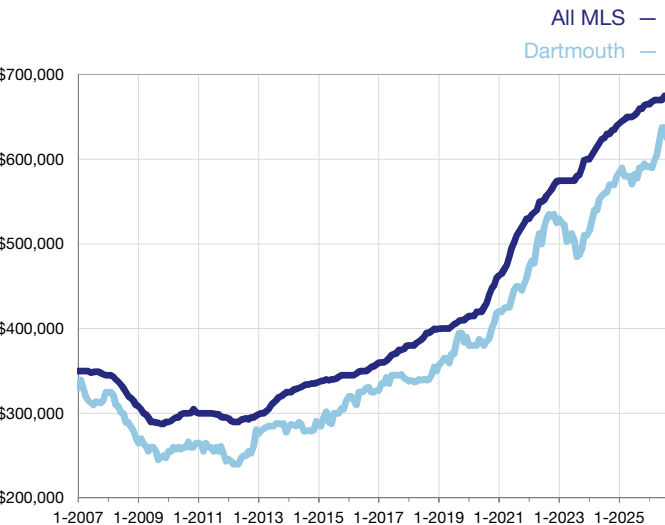
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	22	29	+ 31.8%	137	147	+ 7.3%
Closed Sales	20	19	- 5.0%	134	141	+ 5.2%
Median Sales Price*	\$597,000	\$515,000	- 13.7%	\$575,000	\$625,000	+ 8.7%
Inventory of Homes for Sale	53	50	- 5.7%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--
Cumulative Days on Market Until Sale	60	45	- 25.0%	58	45	- 22.4%
Percent of Original List Price Received*	94.9%	97.3%	+ 2.5%	96.9%	98.1%	+ 1.2%
New Listings	14	26	+ 85.7%	184	189	+ 2.7%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	9	9	0.0%
Closed Sales	3	2	- 33.3%	9	6	- 33.3%
Median Sales Price*	\$800,000	\$800,500	+ 0.1%	\$800,000	\$840,000	+ 5.0%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--
Cumulative Days on Market Until Sale	61	212	+ 247.5%	40	114	+ 185.0%
Percent of Original List Price Received*	93.1%	80.5%	- 13.5%	94.7%	90.2%	- 4.8%
New Listings	0	2	--	14	11	- 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

