

# Local Market Update – July 2017

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## Dorchester

### Single-Family Properties

| Key Metrics                              | July      |                  |         | Year to Date |                  |         |
|--|-----------|------------------|---------|--------------|------------------|---------|
|  | 2016      | 2017             | + / -   | 2016         | 2017             | + / -   |
| Pending Sales                            | 11        | 3                | - 72.7% | 49           | 36               | - 26.5% |
| Closed Sales                             | 5         | 5                | 0.0%    | 41           | 41               | 0.0%    |
| Median Sales Price*                      | \$490,000 | <b>\$425,000</b> | - 13.3% | \$409,000    | <b>\$519,500</b> | + 27.0% |
| Inventory of Homes for Sale              | 7         | 6                | - 14.3% | --           | --               | --      |
| Months Supply of Inventory               | 1.1       | 1.0              | - 9.1%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 40        | 35               | - 12.5% | 52           | 48               | - 7.7%  |
| Percent of Original List Price Received* | 98.7%     | <b>98.4%</b>     | - 0.3%  | 99.8%        | <b>97.8%</b>     | - 2.0%  |
| New Listings                             | 6         | 5                | - 16.7% | 55           | 44               | - 20.0% |

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

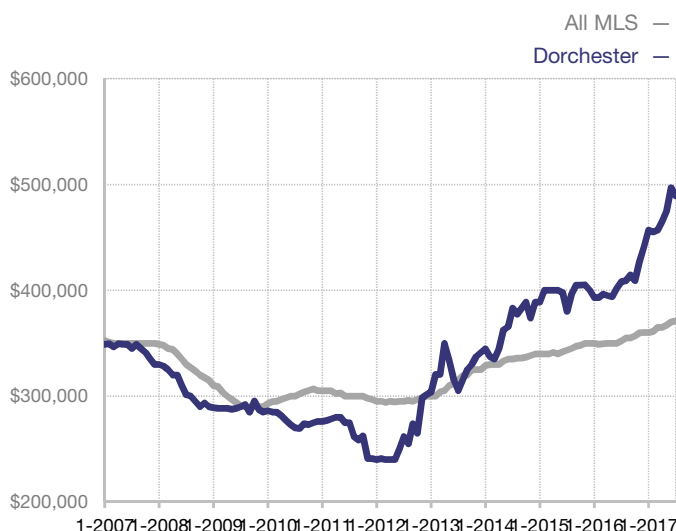
### Condominium Properties

| Key Metrics                              | July      |                  |          | Year to Date |                  |         |
|--|-----------|------------------|----------|--------------|------------------|---------|
|  | 2016      | 2017             | + / -    | 2016         | 2017             | + / -   |
| Pending Sales                            | 7         | 19               | + 171.4% | 98           | 137              | + 39.8% |
| Closed Sales                             | 20        | 24               | + 20.0%  | 98           | 123              | + 25.5% |
| Median Sales Price*                      | \$410,000 | <b>\$437,000</b> | + 6.6%   | \$388,500    | <b>\$420,000</b> | + 8.1%  |
| Inventory of Homes for Sale              | 34        | 22               | - 35.3%  | --           | --               | --      |
| Months Supply of Inventory               | 2.2       | 1.4              | - 36.4%  | --           | --               | --      |
| Cumulative Days on Market Until Sale     | 37        | 27               | - 27.0%  | 47           | 33               | - 29.8% |
| Percent of Original List Price Received* | 103.2%    | <b>99.5%</b>     | - 3.6%   | 99.7%        | <b>99.9%</b>     | + 0.2%  |
| New Listings                             | 21        | 21               | 0.0%     | 140          | 166              | + 18.6% |

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

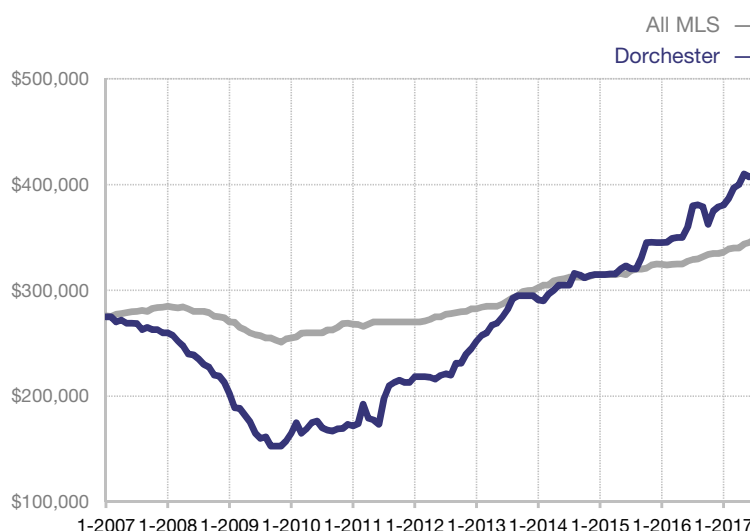
### Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



### Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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