

Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	9	4	- 55.6%	29	22	- 24.1%
Closed Sales	4	3	- 25.0%	18	19	+ 5.6%
Median Sales Price*	\$508,250	\$630,000	+ 24.0%	\$562,500	\$630,000	+ 12.0%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	2.8	1.8	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	24	18	- 25.0%	19	35	+ 84.2%
Percent of Original List Price Received*	99.8%	100.4%	+ 0.6%	103.0%	99.6%	- 3.3%
New Listings	8	8	0.0%	45	35	- 22.2%

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

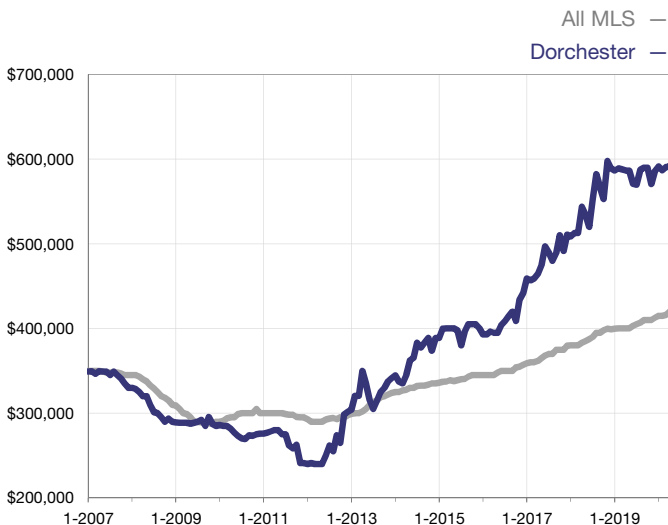
Condominium Properties

Key Metrics	June			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	29	24	- 17.2%	151	124	- 17.9%
Closed Sales	23	30	+ 30.4%	125	106	- 15.2%
Median Sales Price*	\$485,000	\$527,500	+ 8.8%	\$489,000	\$517,000	+ 5.7%
Inventory of Homes for Sale	65	22	- 66.2%	--	--	--
Months Supply of Inventory	3.5	1.2	- 65.7%	--	--	--
Cumulative Days on Market Until Sale	32	36	+ 12.5%	55	49	- 10.9%
Percent of Original List Price Received*	99.1%	99.6%	+ 0.5%	97.0%	99.5%	+ 2.6%
New Listings	32	29	- 9.4%	201	147	- 26.9%

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

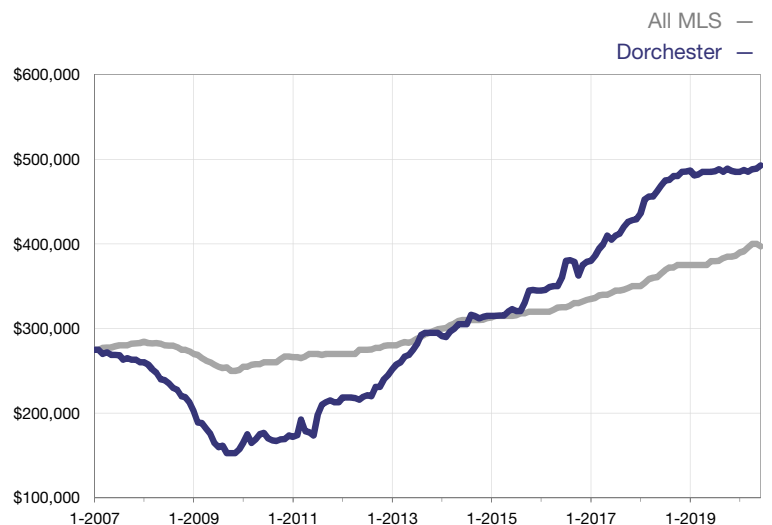
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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