

Local Market Update – November 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	6	6	0.0%	55	40	- 27.3%
Closed Sales	5	3	- 40.0%	50	36	- 28.0%
Median Sales Price*	\$379,516	\$500,000	+ 31.7%	\$578,000	\$653,000	+ 13.0%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--
Cumulative Days on Market Until Sale	21	28	+ 33.3%	37	38	+ 2.7%
Percent of Original List Price Received*	101.4%	91.4%	- 9.9%	100.8%	98.2%	- 2.6%
New Listings	5	7	+ 40.0%	74	65	- 12.2%

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

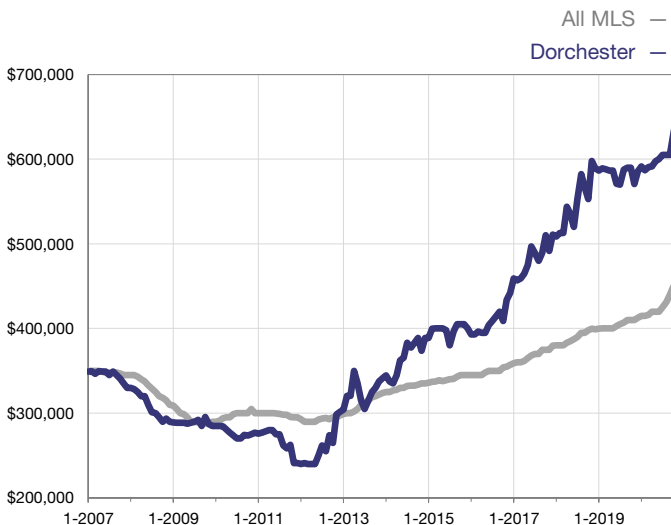
Condominium Properties

Key Metrics	November			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	17	11	- 35.3%	234	206	- 12.0%
Closed Sales	16	13	- 18.8%	221	201	- 9.0%
Median Sales Price*	\$484,450	\$458,100	- 5.4%	\$487,500	\$499,500	+ 2.5%
Inventory of Homes for Sale	49	39	- 20.4%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--
Cumulative Days on Market Until Sale	48	31	- 35.4%	54	40	- 25.9%
Percent of Original List Price Received*	96.6%	99.4%	+ 2.9%	97.2%	99.3%	+ 2.2%
New Listings	10	17	+ 70.0%	320	290	- 9.4%

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

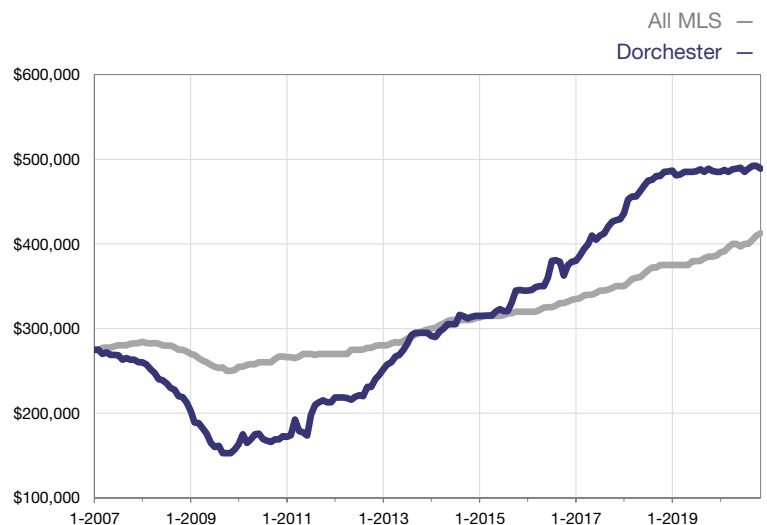
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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