

# Local Market Update – December 2020

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

### Single-Family Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	2	5	+ 150.0%	57	45	- 21.1%
Closed Sales	4	7	+ 75.0%	54	43	- 20.4%
Median Sales Price*	\$732,500	<b>\$617,500</b>	- 15.7%	\$585,750	<b>\$650,000</b>	+ 11.0%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	0.9	2.0	+ 122.2%	--	--	--
Cumulative Days on Market Until Sale	54	44	- 18.5%	39	39	0.0%
Percent of Original List Price Received*	94.8%	97.3%	+ 2.6%	100.4%	98.0%	- 2.4%
New Listings	1	4	+ 300.0%	75	71	- 5.3%

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

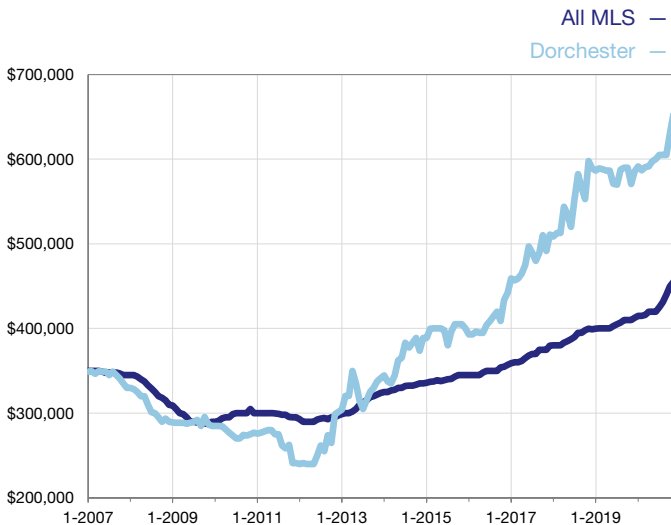
### Condominium Properties

Key Metrics	December			Year to Date		
	2019	2020	+ / -	2019	2020	+ / -
Pending Sales	8	14	+ 75.0%	242	219	- 9.5%
Closed Sales	16	20	+ 25.0%	237	221	- 6.8%
Median Sales Price*	\$472,250	<b>\$500,000</b>	+ 5.9%	\$485,000	<b>\$499,500</b>	+ 3.0%
Inventory of Homes for Sale	27	26	- 3.7%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--
Cumulative Days on Market Until Sale	50	54	+ 8.0%	54	41	- 24.1%
Percent of Original List Price Received*	96.2%	98.0%	+ 1.9%	97.1%	99.2%	+ 2.2%
New Listings	8	8	0.0%	328	298	- 9.1%

\* 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

