

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	65	63	- 3.1%
Closed Sales	8	6	- 25.0%	69	59	- 14.5%
Median Sales Price*	\$643,000	\$787,500	+ 22.5%	\$691,000	\$775,000	+ 12.2%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--
Cumulative Days on Market Until Sale	27	40	+ 48.1%	33	39	+ 18.2%
Percent of Original List Price Received*	101.5%	93.4%	- 8.0%	100.4%	99.8%	- 0.6%
New Listings	2	1	- 50.0%	90	83	- 7.8%

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

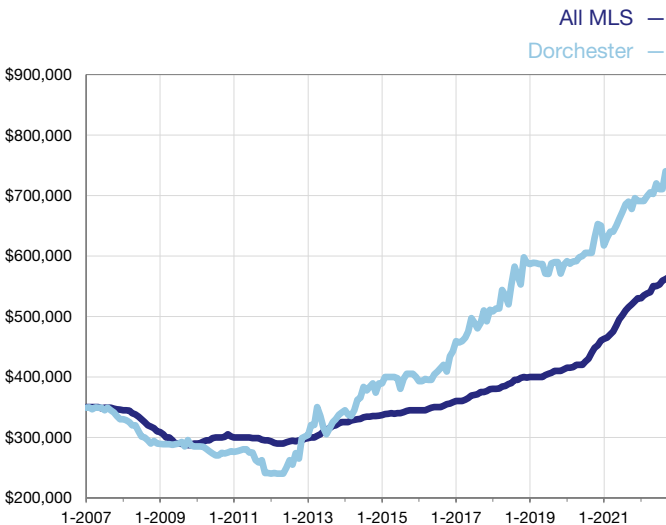
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	15	5	- 66.7%	264	203	- 23.1%
Closed Sales	23	13	- 43.5%	252	216	- 14.3%
Median Sales Price*	\$570,000	\$560,000	- 1.8%	\$557,000	\$559,500	+ 0.4%
Inventory of Homes for Sale	39	17	- 56.4%	--	--	--
Months Supply of Inventory	1.8	1.0	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	59	47	- 20.3%	41	40	- 2.4%
Percent of Original List Price Received*	98.4%	96.0%	- 2.4%	99.2%	99.0%	- 0.2%
New Listings	9	9	0.0%	352	266	- 24.4%

* 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

