

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	1	- 66.7%	3	1	- 66.7%
Closed Sales	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$530,000	\$672,500	+ 26.9%	\$530,000	\$672,500	+ 26.9%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	49	79	+ 61.2%	49	79	+ 61.2%
Percent of Original List Price Received*	84.8%	95.6%	+ 12.7%	84.8%	95.6%	+ 12.7%
New Listings	5	7	+ 40.0%	5	7	+ 40.0%

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

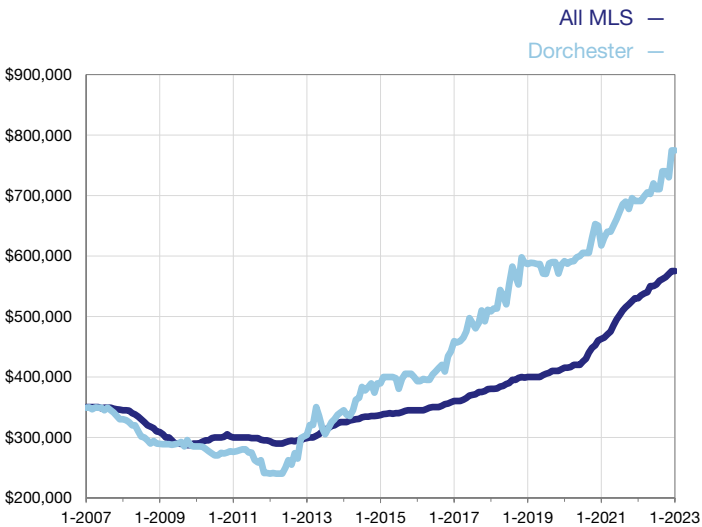
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	10	- 23.1%	13	10	- 23.1%
Closed Sales	17	3	- 82.4%	17	3	- 82.4%
Median Sales Price*	\$555,000	\$469,500	- 15.4%	\$555,000	\$469,500	- 15.4%
Inventory of Homes for Sale	38	26	- 31.6%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--
Cumulative Days on Market Until Sale	75	110	+ 46.7%	75	110	+ 46.7%
Percent of Original List Price Received*	96.7%	95.1%	- 1.7%	96.7%	95.1%	- 1.7%
New Listings	17	20	+ 17.6%	17	20	+ 17.6%

* 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

