

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	4	4	0.0%	35	36	+ 2.9%
Closed Sales	9	9	0.0%	28	27	- 3.6%
Median Sales Price*	\$635,000	\$600,000	- 5.5%	\$619,500	\$570,000	- 8.0%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.6	1.8	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	39	39	0.0%	30	26	- 13.3%
Percent of Original List Price Received*	95.9%	97.5%	+ 1.7%	98.6%	101.2%	+ 2.6%
New Listings	7	6	- 14.3%	55	51	- 7.3%

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

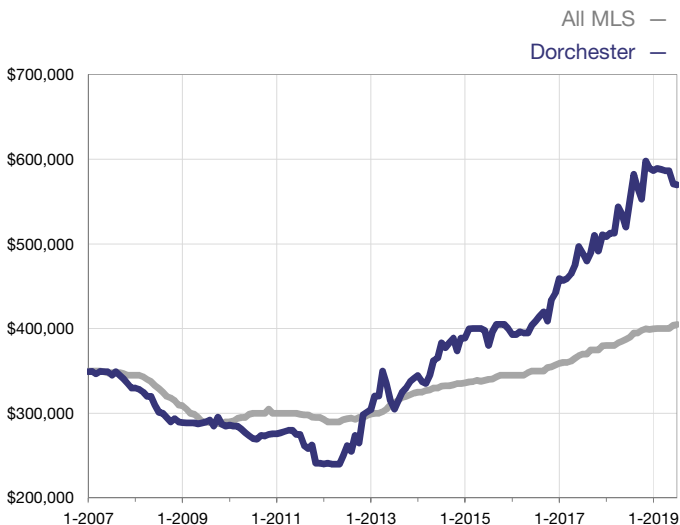
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	18	19	+ 5.6%	153	173	+ 13.1%
Closed Sales	15	22	+ 46.7%	158	147	- 7.0%
Median Sales Price*	\$516,000	\$503,000	- 2.5%	\$492,450	\$495,000	+ 0.5%
Inventory of Homes for Sale	32	45	+ 40.6%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--
Cumulative Days on Market Until Sale	21	54	+ 157.1%	36	55	+ 52.8%
Percent of Original List Price Received*	101.4%	96.2%	- 5.1%	100.3%	96.8%	- 3.5%
New Listings	13	16	+ 23.1%	184	218	+ 18.5%

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

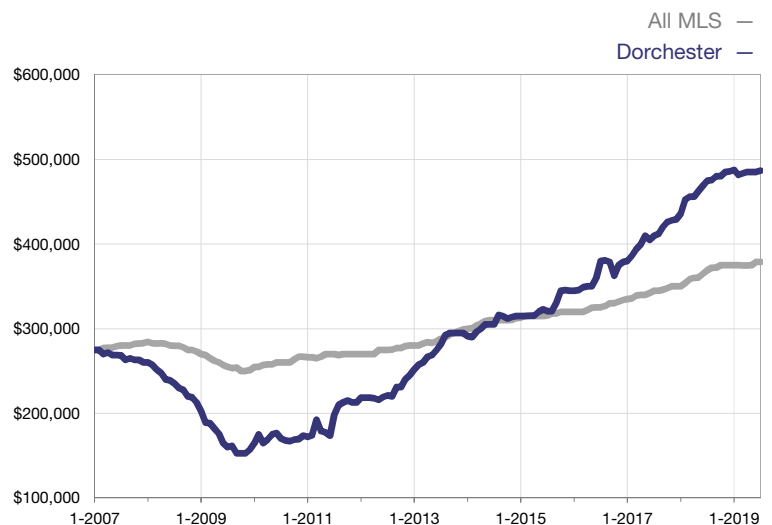
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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