

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	6	+ 100.0%	12	29	+ 141.7%
Closed Sales	0	6	--	15	19	+ 26.7%
Median Sales Price*	\$0	\$642,250	--	\$605,000	\$634,500	+ 4.9%
Inventory of Homes for Sale	9	8	- 11.1%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	0	26	--	41	50	+ 22.0%
Percent of Original List Price Received*	0.0%	102.4%	--	98.7%	99.3%	+ 0.6%
New Listings	6	10	+ 66.7%	21	33	+ 57.1%

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

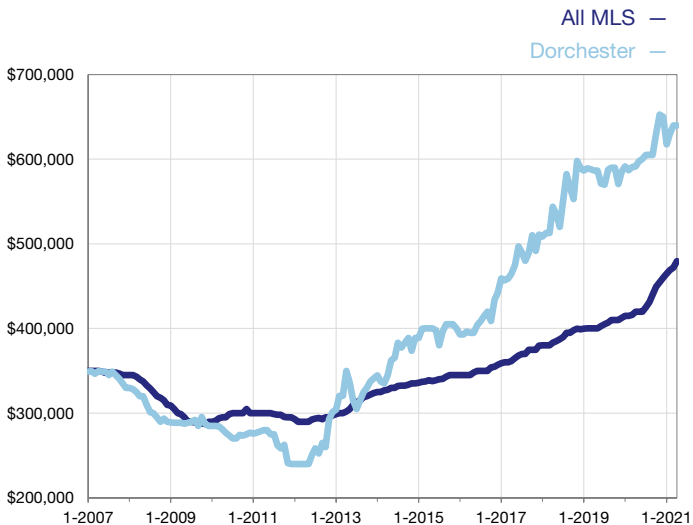
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	15	24	+ 60.0%	70	85	+ 21.4%
Closed Sales	21	17	- 19.0%	66	53	- 19.7%
Median Sales Price*	\$524,900	\$566,000	+ 7.8%	\$510,000	\$566,000	+ 11.0%
Inventory of Homes for Sale	30	27	- 10.0%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--
Cumulative Days on Market Until Sale	38	35	- 7.9%	55	53	- 3.6%
Percent of Original List Price Received*	100.1%	102.9%	+ 2.8%	99.0%	98.6%	- 0.4%
New Listings	19	30	+ 57.9%	91	119	+ 30.8%

* 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

