

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	6	+ 100.0%	15	33	+ 120.0%
Closed Sales	1	12	+ 1,100.0%	16	31	+ 93.8%
Median Sales Price*	\$690,000	\$733,889	+ 6.4%	\$630,000	\$650,000	+ 3.2%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--
Cumulative Days on Market Until Sale	8	19	+ 137.5%	39	38	- 2.6%
Percent of Original List Price Received*	112.2%	100.8%	- 10.2%	99.5%	99.9%	+ 0.4%
New Listings	5	9	+ 80.0%	26	42	+ 61.5%

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

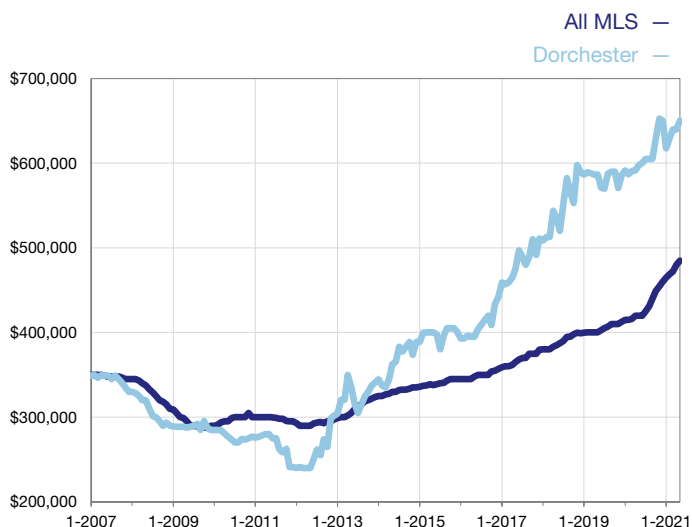
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	28	28	0.0%	98	110	+ 12.2%
Closed Sales	10	23	+ 130.0%	76	76	0.0%
Median Sales Price*	\$662,500	\$578,000	- 12.8%	\$517,000	\$572,000	+ 10.6%
Inventory of Homes for Sale	26	34	+ 30.8%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	45	32	- 28.9%	54	47	- 13.0%
Percent of Original List Price Received*	102.5%	100.6%	- 1.9%	99.5%	99.2%	- 0.3%
New Listings	27	39	+ 44.4%	118	157	+ 33.1%

* 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

