

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	7	+ 75.0%	60	60	0.0%
Closed Sales	5	2	- 60.0%	61	51	- 16.4%
Median Sales Price*	\$760,000	\$722,500	- 4.9%	\$710,500	\$770,000	+ 8.4%
Inventory of Homes for Sale	17	12	- 29.4%	--	--	--
Months Supply of Inventory	3.1	2.2	- 29.0%	--	--	--
Cumulative Days on Market Until Sale	36	5	- 86.1%	34	39	+ 14.7%
Percent of Original List Price Received*	101.9%	113.7%	+ 11.6%	100.2%	100.4%	+ 0.2%
New Listings	6	6	0.0%	88	82	- 6.8%

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

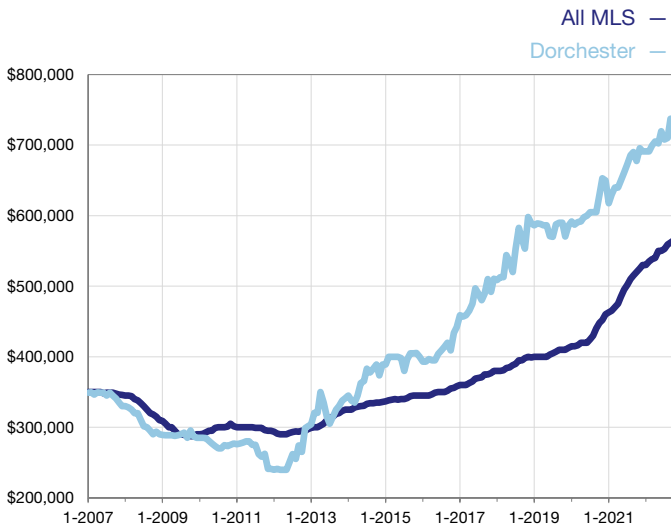
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	25	14	- 44.0%	249	200	- 19.7%
Closed Sales	14	10	- 28.6%	229	203	- 11.4%
Median Sales Price*	\$546,450	\$537,500	- 1.6%	\$556,000	\$559,000	+ 0.5%
Inventory of Homes for Sale	50	17	- 66.0%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	22	24	+ 9.1%	40	39	- 2.5%
Percent of Original List Price Received*	97.6%	96.4%	- 1.2%	99.3%	99.2%	- 0.1%
New Listings	29	7	- 75.9%	343	257	- 25.1%

* 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

