

# Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

### Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	10	11	+ 10.0%
Closed Sales	5	7	+ 40.0%	9	10	+ 11.1%
Median Sales Price*	\$705,000	<b>\$835,000</b>	+ 18.4%	\$685,000	<b>\$752,500</b>	+ 9.9%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	2.5	1.7	- 32.0%	--	--	--
Cumulative Days on Market Until Sale	14	47	+ 235.7%	22	51	+ 131.8%
Percent of Original List Price Received*	107.9%	97.8%	- 9.4%	103.1%	97.4%	- 5.5%
New Listings	5	3	- 40.0%	19	13	- 31.6%

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

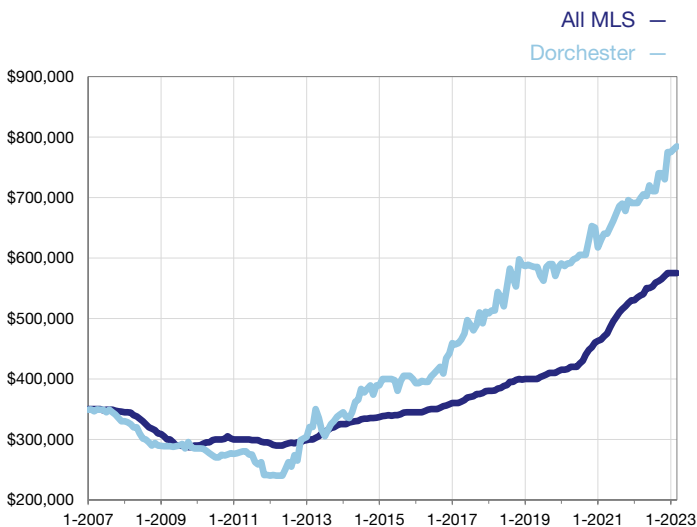
### Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	33	19	- 42.4%	75	47	- 37.3%
Closed Sales	28	15	- 46.4%	56	27	- 51.8%
Median Sales Price*	\$552,500	<b>\$640,000</b>	+ 15.8%	\$542,500	<b>\$589,000</b>	+ 8.6%
Inventory of Homes for Sale	27	31	+ 14.8%	--	--	--
Months Supply of Inventory	1.2	2.2	+ 83.3%	--	--	--
Cumulative Days on Market Until Sale	52	64	+ 23.1%	64	72	+ 12.5%
Percent of Original List Price Received*	97.9%	99.6%	+ 1.7%	97.4%	98.7%	+ 1.3%
New Listings	32	31	- 3.1%	74	70	- 5.4%

\* 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

