

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	8	+ 100.0%	14	17	+ 21.4%
Closed Sales	2	1	- 50.0%	11	11	0.0%
Median Sales Price*	\$750,000	\$705,000	- 6.0%	\$700,000	\$705,000	+ 0.7%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.5	1.7	- 51.4%	--	--	--
Cumulative Days on Market Until Sale	58	26	- 55.2%	29	49	+ 69.0%
Percent of Original List Price Received*	101.6%	106.0%	+ 4.3%	102.9%	98.1%	- 4.7%
New Listings	10	8	- 20.0%	29	21	- 27.6%

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

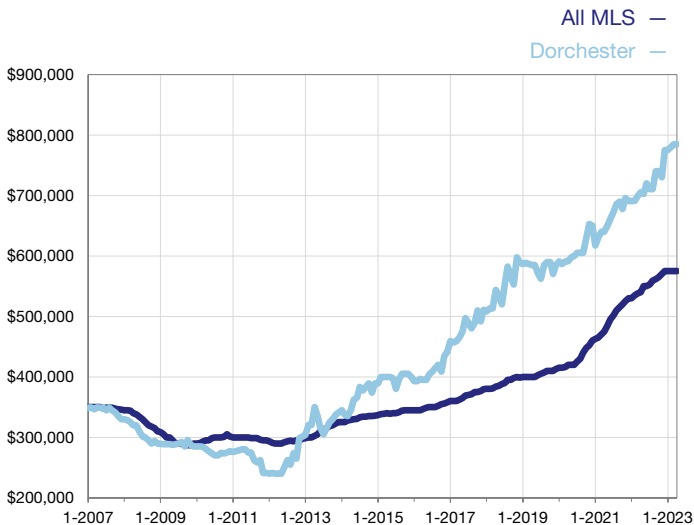
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	18	25	+ 38.9%	93	69	- 25.8%
Closed Sales	31	20	- 35.5%	87	48	- 44.8%
Median Sales Price*	\$585,000	\$692,500	+ 18.4%	\$560,000	\$624,500	+ 11.5%
Inventory of Homes for Sale	40	21	- 47.5%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--
Cumulative Days on Market Until Sale	32	42	+ 31.3%	53	58	+ 9.4%
Percent of Original List Price Received*	100.3%	99.7%	- 0.6%	98.4%	99.2%	+ 0.8%
New Listings	34	17	- 50.0%	108	87	- 19.4%

* 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

