

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	8	6	- 25.0%	22	22	0.0%
Closed Sales	3	7	+ 133.3%	14	19	+ 35.7%
Median Sales Price*	\$850,000	<b>\$755,000</b>	- 11.2%	\$700,000	<b>\$755,000</b>	+ 7.9%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--
Cumulative Days on Market Until Sale	52	71	+ 36.5%	34	63	+ 85.3%
Percent of Original List Price Received*	111.0%	91.7%	- 17.4%	104.6%	95.8%	- 8.4%
New Listings	8	9	+ 12.5%	37	30	- 18.9%

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

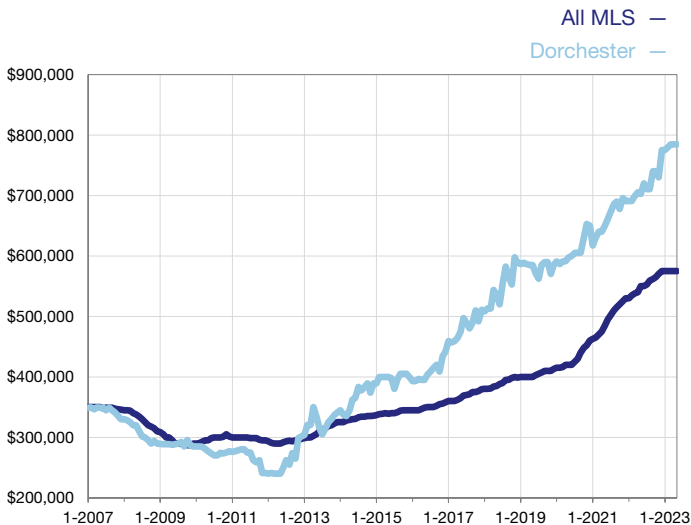
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	23	16	- 30.4%	116	82	- 29.3%
Closed Sales	28	15	- 46.4%	115	63	- 45.2%
Median Sales Price*	\$604,000	<b>\$680,000</b>	+ 12.6%	\$566,500	<b>\$634,000</b>	+ 11.9%
Inventory of Homes for Sale	37	27	- 27.0%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	29	32	+ 10.3%	47	52	+ 10.6%
Percent of Original List Price Received*	102.6%	100.1%	- 2.4%	99.4%	99.4%	0.0%
New Listings	28	25	- 10.7%	134	111	- 17.2%

\* 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

