

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	9	10	+ 11.1%	31	32	+ 3.2%
Closed Sales	7	5	- 28.6%	21	25	+ 19.0%
Median Sales Price*	\$840,000	\$890,000	+ 6.0%	\$785,000	\$770,000	- 1.9%
Inventory of Homes for Sale	19	4	- 78.9%	--	--	--
Months Supply of Inventory	3.9	0.8	- 79.5%	--	--	--
Cumulative Days on Market Until Sale	21	13	- 38.1%	30	52	+ 73.3%
Percent of Original List Price Received*	103.3%	103.0%	- 0.3%	104.2%	96.0%	- 7.9%
New Listings	12	3	- 75.0%	49	33	- 32.7%

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

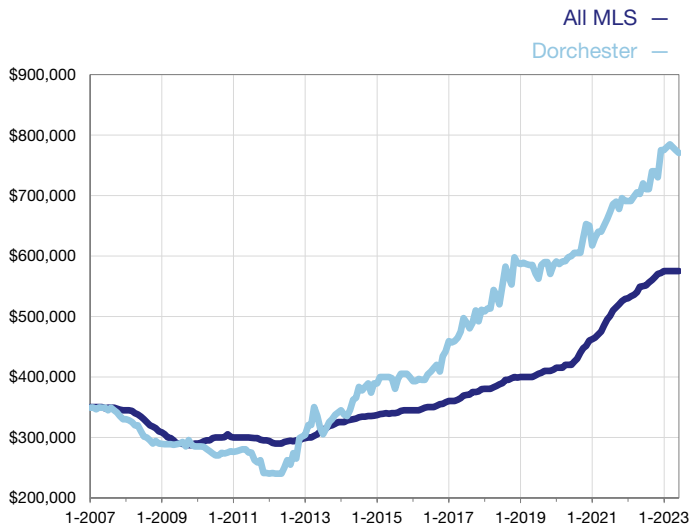
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	17	21	+ 23.5%	133	100	- 24.8%
Closed Sales	22	15	- 31.8%	137	81	- 40.9%
Median Sales Price*	\$556,250	\$605,000	+ 8.8%	\$565,000	\$625,000	+ 10.6%
Inventory of Homes for Sale	50	28	- 44.0%	--	--	--
Months Supply of Inventory	2.4	2.0	- 16.7%	--	--	--
Cumulative Days on Market Until Sale	25	25	0.0%	43	47	+ 9.3%
Percent of Original List Price Received*	100.3%	99.4%	- 0.9%	99.6%	99.3%	- 0.3%
New Listings	40	19	- 52.5%	174	130	- 25.3%

* 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

