

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	4	- 20.0%	36	36	0.0%
Closed Sales	6	4	- 33.3%	27	29	+ 7.4%
Median Sales Price*	\$877,500	\$840,000	- 4.3%	\$800,000	\$770,000	- 3.8%
Inventory of Homes for Sale	17	8	- 52.9%	--	--	--
Months Supply of Inventory	3.5	1.5	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	46	16	- 65.2%	33	47	+ 42.4%
Percent of Original List Price Received*	96.9%	101.6%	+ 4.9%	102.5%	96.8%	- 5.6%
New Listings	4	9	+ 125.0%	53	42	- 20.8%

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

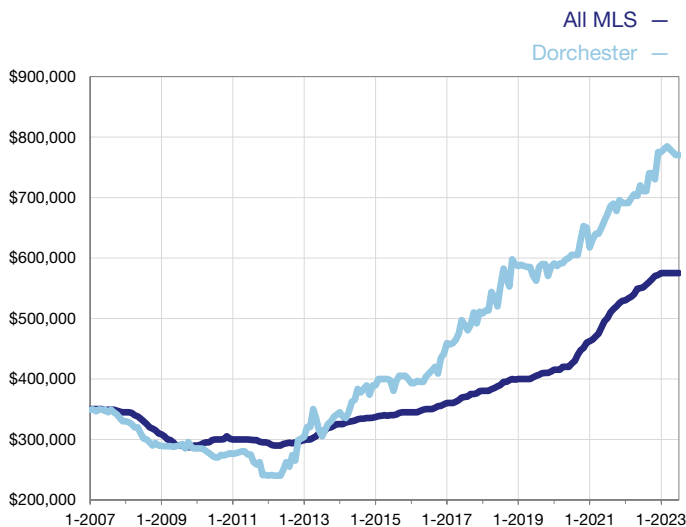
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	11	- 8.3%	145	107	- 26.2%
Closed Sales	11	12	+ 9.1%	148	94	- 36.5%
Median Sales Price*	\$560,000	\$607,500	+ 8.5%	\$565,000	\$615,000	+ 8.8%
Inventory of Homes for Sale	55	31	- 43.6%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--
Cumulative Days on Market Until Sale	23	24	+ 4.3%	42	43	+ 2.4%
Percent of Original List Price Received*	99.2%	102.3%	+ 3.1%	99.5%	99.7%	+ 0.2%
New Listings	20	24	+ 20.0%	194	156	- 19.6%

* 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

