

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	3	- 50.0%	42	38	- 9.5%
Closed Sales	9	5	- 44.4%	36	36	0.0%
Median Sales Price*	\$710,000	\$790,000	+ 11.3%	\$732,500	\$774,500	+ 5.7%
Inventory of Homes for Sale	15	10	- 33.3%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	28	19	- 32.1%	32	43	+ 34.4%
Percent of Original List Price Received*	102.4%	101.0%	- 1.4%	102.5%	97.9%	- 4.5%
New Listings	5	6	+ 20.0%	58	47	- 19.0%

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

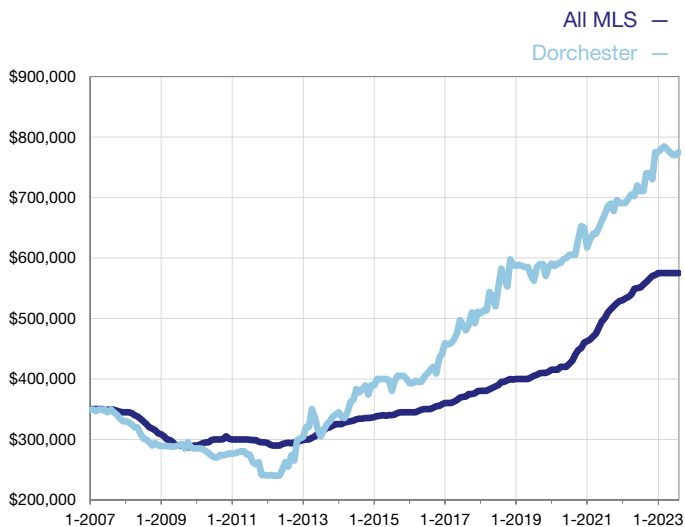
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	14	7	- 50.0%	159	114	- 28.3%
Closed Sales	24	14	- 41.7%	172	110	- 36.0%
Median Sales Price*	\$542,500	\$550,000	+ 1.4%	\$560,000	\$603,850	+ 7.8%
Inventory of Homes for Sale	49	27	- 44.9%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--
Cumulative Days on Market Until Sale	25	29	+ 16.0%	39	43	+ 10.3%
Percent of Original List Price Received*	100.4%	99.7%	- 0.7%	99.7%	99.6%	- 0.1%
New Listings	15	11	- 26.7%	209	168	- 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

