

# Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

### Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	48	42	- 12.5%
Closed Sales	7	3	- 57.1%	43	39	- 9.3%
Median Sales Price*	\$825,000	<b>\$715,000</b>	- 13.3%	\$785,000	<b>\$770,000</b>	- 1.9%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.8	1.7	- 39.3%	--	--	--
Cumulative Days on Market Until Sale	42	100	+ 138.1%	34	47	+ 38.2%
Percent of Original List Price Received*	98.2%	<b>95.8%</b>	- 2.4%	101.8%	<b>97.8%</b>	- 3.9%
New Listings	10	3	- 70.0%	68	51	- 25.0%

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

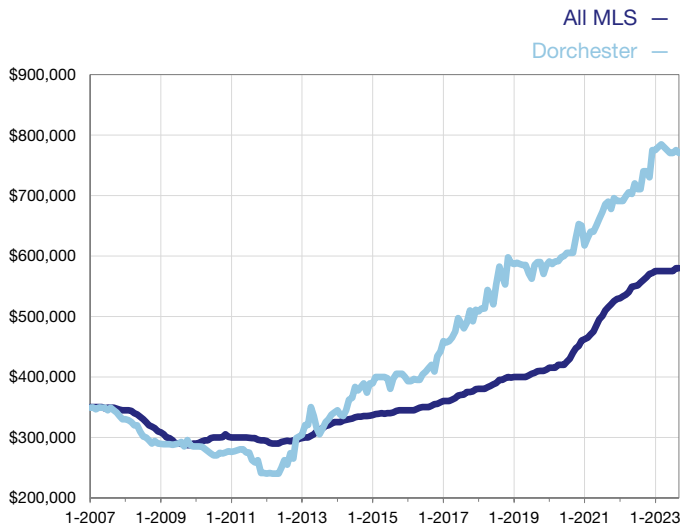
### Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	15	+ 15.4%	172	127	- 26.2%
Closed Sales	8	7	- 12.5%	180	118	- 34.4%
Median Sales Price*	\$534,500	<b>\$499,900</b>	- 6.5%	\$560,000	<b>\$601,350</b>	+ 7.4%
Inventory of Homes for Sale	51	36	- 29.4%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--
Cumulative Days on Market Until Sale	48	49	+ 2.1%	40	43	+ 7.5%
Percent of Original List Price Received*	93.4%	<b>98.6%</b>	+ 5.6%	99.4%	<b>99.6%</b>	+ 0.2%
New Listings	20	26	+ 30.0%	230	196	- 14.8%

\* 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

