

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	51	47	- 7.8%
Closed Sales	7	3	- 57.1%	50	42	- 16.0%
Median Sales Price*	\$660,000	<b>\$620,000</b>	- 6.1%	\$772,500	<b>\$762,500</b>	- 1.3%
Inventory of Homes for Sale	17	9	- 47.1%	--	--	--
Months Supply of Inventory	3.4	1.9	- 44.1%	--	--	--
Cumulative Days on Market Until Sale	80	13	- 83.8%	40	45	+ 12.5%
Percent of Original List Price Received*	89.1%	<b>92.4%</b>	+ 3.7%	100.0%	<b>97.4%</b>	- 2.6%
New Listings	7	4	- 42.9%	75	56	- 25.3%

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

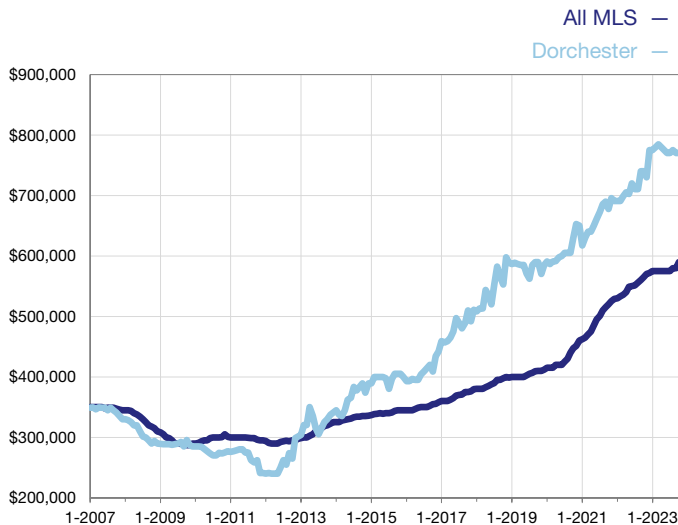
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	12	10	- 16.7%	184	138	- 25.0%
Closed Sales	13	10	- 23.1%	193	129	- 33.2%
Median Sales Price*	\$536,000	<b>\$567,450</b>	+ 5.9%	\$560,000	<b>\$590,000</b>	+ 5.4%
Inventory of Homes for Sale	39	39	0.0%	--	--	--
Months Supply of Inventory	2.1	3.0	+ 42.9%	--	--	--
Cumulative Days on Market Until Sale	42	47	+ 11.9%	40	43	+ 7.5%
Percent of Original List Price Received*	98.2%	<b>98.6%</b>	+ 0.4%	99.3%	<b>99.5%</b>	+ 0.2%
New Listings	12	21	+ 75.0%	242	220	- 9.1%

\* 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

