

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	1	- 83.3%	57	48	- 15.8%
Closed Sales	3	7	+ 133.3%	53	49	- 7.5%
Median Sales Price*	\$682,000	<b>\$749,000</b>	+ 9.8%	\$770,000	<b>\$755,000</b>	- 1.9%
Inventory of Homes for Sale	17	6	- 64.7%	--	--	--
Months Supply of Inventory	3.3	1.4	- 57.6%	--	--	--
Cumulative Days on Market Until Sale	14	61	+ 335.7%	39	47	+ 20.5%
Percent of Original List Price Received*	108.3%	<b>98.2%</b>	- 9.3%	100.5%	<b>97.5%</b>	- 3.0%
New Listings	7	3	- 57.1%	82	59	- 28.0%

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

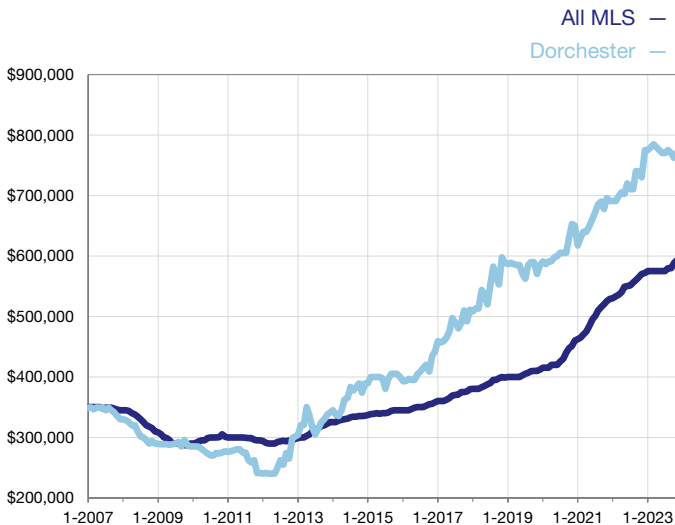
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	10	- 23.1%	197	147	- 25.4%
Closed Sales	10	7	- 30.0%	203	136	- 33.0%
Median Sales Price*	\$537,500	<b>\$519,000</b>	- 3.4%	\$559,000	<b>\$587,000</b>	+ 5.0%
Inventory of Homes for Sale	25	40	+ 60.0%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--
Cumulative Days on Market Until Sale	24	33	+ 37.5%	39	42	+ 7.7%
Percent of Original List Price Received*	96.4%	<b>100.9%</b>	+ 4.7%	99.2%	<b>99.6%</b>	+ 0.4%
New Listings	6	19	+ 216.7%	248	238	- 4.0%

\* 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

