

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	3	- 25.0%	61	51	- 16.4%
Closed Sales	6	1	- 83.3%	59	50	- 15.3%
Median Sales Price*	\$787,500	<b>\$795,000</b>	+ 1.0%	\$775,000	<b>\$762,500</b>	- 1.6%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.4	<b>0.7</b>	- 70.8%	--	--	--
Cumulative Days on Market Until Sale	40	<b>27</b>	- 32.5%	39	<b>47</b>	+ 20.5%
Percent of Original List Price Received*	93.4%	<b>96.4%</b>	+ 3.2%	99.8%	<b>97.5%</b>	- 2.3%
New Listings	1	2	+ 100.0%	83	60	- 27.7%

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

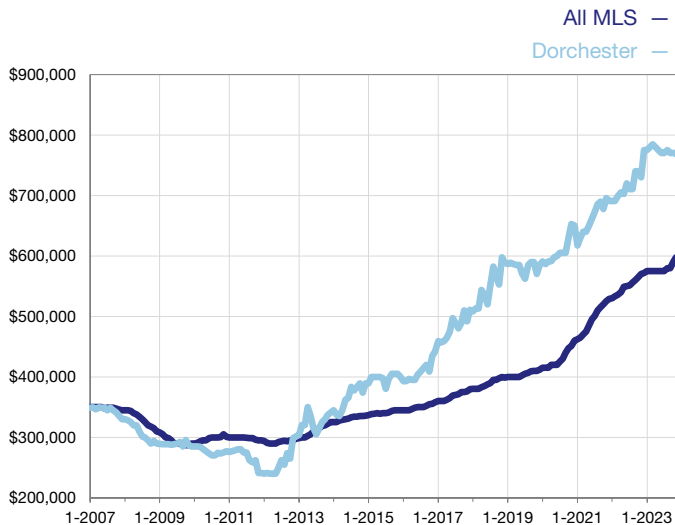
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	11	+ 175.0%	201	158	- 21.4%
Closed Sales	13	11	- 15.4%	216	147	- 31.9%
Median Sales Price*	\$560,000	<b>\$585,000</b>	+ 4.5%	\$559,500	<b>\$585,000</b>	+ 4.6%
Inventory of Homes for Sale	21	30	+ 42.9%	--	--	--
Months Supply of Inventory	1.3	<b>2.3</b>	+ 76.9%	--	--	--
Cumulative Days on Market Until Sale	47	<b>20</b>	- 57.4%	40	<b>41</b>	+ 2.5%
Percent of Original List Price Received*	96.0%	<b>98.0%</b>	+ 2.1%	99.0%	<b>99.5%</b>	+ 0.5%
New Listings	9	9	0.0%	257	249	- 3.1%

\* 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

