

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

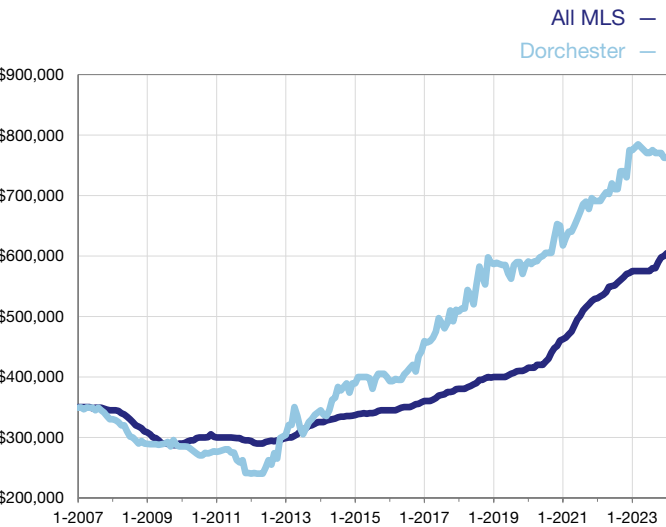
Single-Family Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales	2	3	+ 50.0%	2	3	+ 50.0%
Median Sales Price*	\$672,500	\$795,000	+ 18.2%	\$672,500	\$795,000	+ 18.2%
Inventory of Homes for Sale	18	3	- 83.3%	--	--	--
Months Supply of Inventory	3.6	0.7	- 80.6%	--	--	--
Cumulative Days on Market Until Sale	79	40	- 49.4%	79	40	- 49.4%
Percent of Original List Price Received*	95.6%	103.5%	+ 8.3%	95.6%	103.5%	+ 8.3%
New Listings	7	5	- 28.6%	7	5	- 28.6%

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

Condominium Properties	January			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	17	+ 70.0%	10	17	+ 70.0%
Closed Sales	3	7	+ 133.3%	3	7	+ 133.3%
Median Sales Price*	\$469,500	\$600,000	+ 27.8%	\$469,500	\$600,000	+ 27.8%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	110	47	- 57.3%	110	47	- 57.3%
Percent of Original List Price Received*	95.1%	95.6%	+ 0.5%	95.1%	95.6%	+ 0.5%
New Listings	19	19	0.0%	19	19	0.0%

* 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

