

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

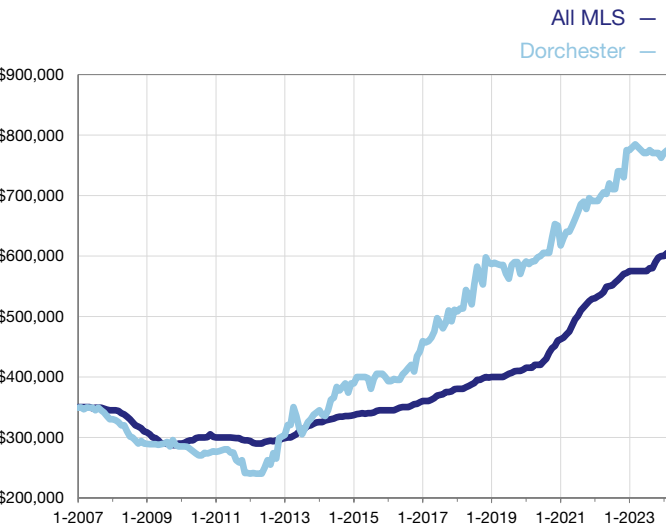
Single-Family Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	4	- 20.0%	6	8	+ 33.3%
Closed Sales	1	2	+ 100.0%	3	5	+ 66.7%
Median Sales Price*	\$627,000	\$747,500	+ 19.2%	\$627,000	\$795,000	+ 26.8%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--
Cumulative Days on Market Until Sale	21	29	+ 38.1%	60	35	- 41.7%
Percent of Original List Price Received*	98.0%	99.7%	+ 1.7%	96.4%	102.0%	+ 5.8%
New Listings	3	7	+ 133.3%	10	12	+ 20.0%

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

Condominium Properties	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	18	19	+ 5.6%	28	35	+ 25.0%
Closed Sales	9	17	+ 88.9%	12	24	+ 100.0%
Median Sales Price*	\$579,000	\$720,000	+ 24.4%	\$570,000	\$635,000	+ 11.4%
Inventory of Homes for Sale	27	20	- 25.9%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--
Cumulative Days on Market Until Sale	72	50	- 30.6%	82	49	- 40.2%
Percent of Original List Price Received*	98.4%	98.1%	- 0.3%	97.6%	97.4%	- 0.2%
New Listings	19	14	- 26.3%	38	34	- 10.5%

* 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

