

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

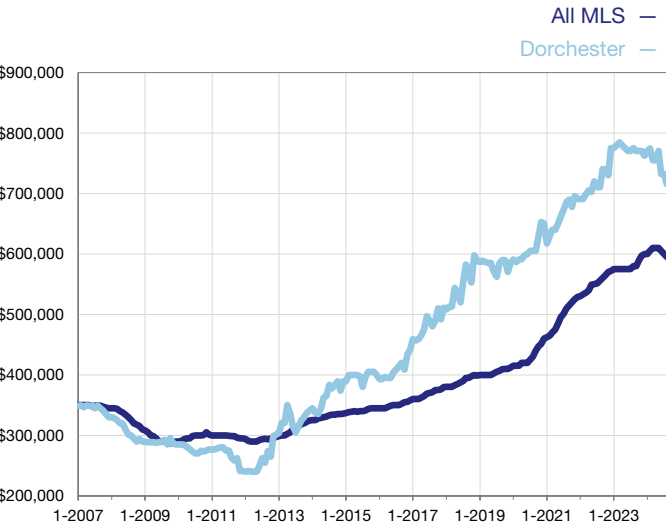
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	4	+ 100.0%	36	25	- 30.6%
Closed Sales				5	1	- 80.0%	36	25	- 30.6%
Median Sales Price*				\$790,000	\$670,000	- 15.2%	\$774,500	\$680,000	- 12.2%
Inventory of Homes for Sale				13	2	- 84.6%	--	--	--
Months Supply of Inventory				2.8	0.6	- 78.6%	--	--	--
Cumulative Days on Market Until Sale				19	27	+ 42.1%	43	33	- 23.3%
Percent of Original List Price Received*				101.0%	103.1%	+ 2.1%	97.9%	99.3%	+ 1.4%
New Listings				6	2	- 66.7%	47	28	- 40.4%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				4	8	+ 100.0%	111	122	+ 9.9%
Closed Sales				15	16	+ 6.7%	112	120	+ 7.1%
Median Sales Price*				\$550,000	\$627,000	+ 14.0%	\$603,850	\$629,000	+ 4.2%
Inventory of Homes for Sale				39	33	- 15.4%	--	--	--
Months Supply of Inventory				3.1	2.4	- 22.6%	--	--	--
Cumulative Days on Market Until Sale				28	46	+ 64.3%	43	53	+ 23.3%
Percent of Original List Price Received*				99.7%	97.4%	- 2.3%	99.6%	98.6%	- 1.0%
New Listings				15	17	+ 13.3%	174	161	- 7.5%

* 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

