

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

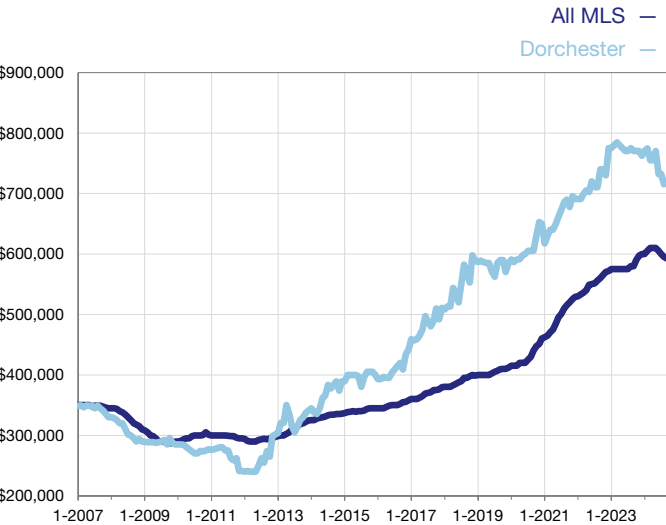
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	41	26	- 36.6%
Closed Sales	3	2	- 33.3%	39	27	- 30.8%
Median Sales Price*	\$715,000	\$862,500	+ 20.6%	\$770,000	\$690,000	- 10.4%
Inventory of Homes for Sale	12	3	- 75.0%	--	--	--
Months Supply of Inventory	2.6	1.1	- 57.7%	--	--	--
Cumulative Days on Market Until Sale	100	17	- 83.0%	47	32	- 31.9%
Percent of Original List Price Received*	95.8%	101.6%	+ 6.1%	97.8%	99.4%	+ 1.6%
New Listings	5	3	- 40.0%	52	31	- 40.4%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	21	+ 31.3%	127	141	+ 11.0%
Closed Sales	7	13	+ 85.7%	119	131	+ 10.1%
Median Sales Price*	\$499,900	\$575,000	+ 15.0%	\$600,000	\$625,000	+ 4.2%
Inventory of Homes for Sale	45	35	- 22.2%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--
Cumulative Days on Market Until Sale	49	29	- 40.8%	43	50	+ 16.3%
Percent of Original List Price Received*	98.6%	98.4%	- 0.2%	99.6%	98.6%	- 1.0%
New Listings	29	23	- 20.7%	202	183	- 9.4%

* 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

