

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

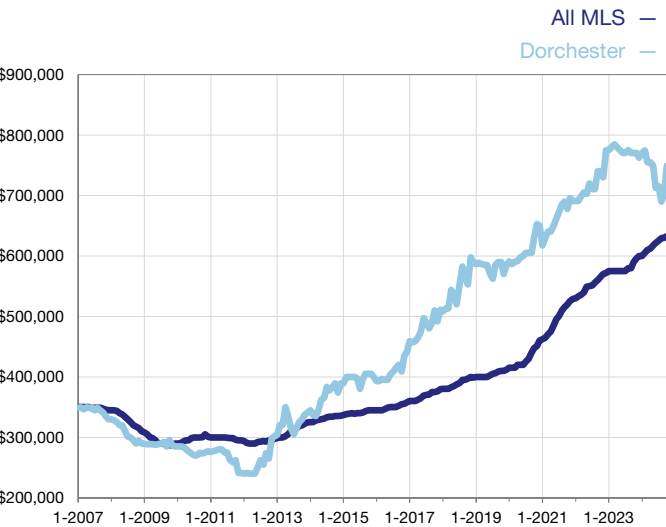
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	1	- 80.0%	46	27	- 41.3%
Closed Sales	3	2	- 33.3%	42	29	- 31.0%
Median Sales Price*	\$620,000	\$1,202,500	+ 94.0%	\$762,500	\$715,000	- 6.2%
Inventory of Homes for Sale	10	4	- 60.0%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	13	10	- 23.1%	45	30	- 33.3%
Percent of Original List Price Received*	92.4%	109.7%	+ 18.7%	97.4%	100.2%	+ 2.9%
New Listings	3	3	0.0%	55	34	- 38.2%

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

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	22	+ 214.3%	134	159	+ 18.7%
Closed Sales	10	18	+ 80.0%	129	149	+ 15.5%
Median Sales Price*	\$534,950	\$644,500	+ 20.5%	\$589,000	\$628,400	+ 6.7%
Inventory of Homes for Sale	46	42	- 8.7%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--
Cumulative Days on Market Until Sale	40	41	+ 2.5%	43	49	+ 14.0%
Percent of Original List Price Received*	98.9%	96.2%	- 2.7%	99.5%	98.3%	- 1.2%
New Listings	18	27	+ 50.0%	220	213	- 3.2%

* 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

