

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

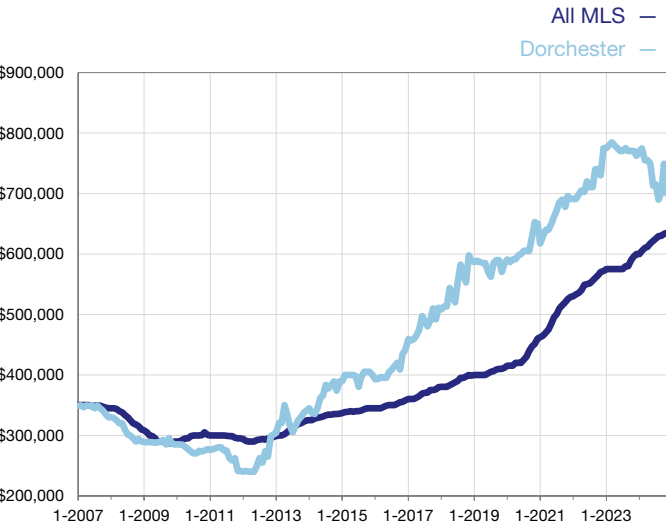
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	3	+ 200.0%	47	30	- 36.2%
Closed Sales	7	3	- 57.1%	49	32	- 34.7%
Median Sales Price*	\$749,000	\$612,000	- 18.3%	\$755,000	\$695,000	- 7.9%
Inventory of Homes for Sale	6	2	- 66.7%	--	--	--
Months Supply of Inventory	1.4	0.8	- 42.9%	--	--	--
Cumulative Days on Market Until Sale	61	20	- 67.2%	47	29	- 38.3%
Percent of Original List Price Received*	98.2%	97.1%	- 1.1%	97.5%	99.9%	+ 2.5%
New Listings	2	1	- 50.0%	57	35	- 38.6%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	10	12	+ 20.0%	144	166	+ 15.3%
Closed Sales	7	16	+ 128.6%	136	165	+ 21.3%
Median Sales Price*	\$519,000	\$560,000	+ 7.9%	\$587,000	\$625,000	+ 6.5%
Inventory of Homes for Sale	47	37	- 21.3%	--	--	--
Months Supply of Inventory	3.8	2.6	- 31.6%	--	--	--
Cumulative Days on Market Until Sale	33	39	+ 18.2%	42	48	+ 14.3%
Percent of Original List Price Received*	100.9%	96.4%	- 4.5%	99.6%	98.1%	- 1.5%
New Listings	17	11	- 35.3%	237	224	- 5.5%

* 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

