

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

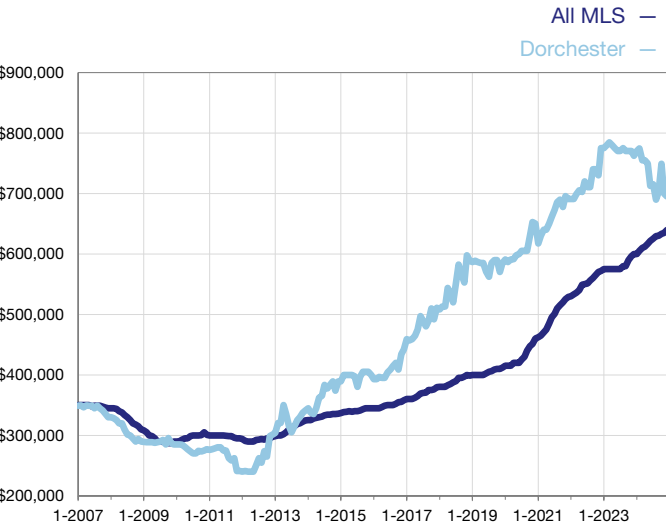
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	0	- 100.0%	49	30	- 38.8%
Closed Sales	1	2	+ 100.0%	50	34	- 32.0%
Median Sales Price*	\$795,000	\$816,500	+ 2.7%	\$762,500	\$695,000	- 8.9%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--
Cumulative Days on Market Until Sale	27	32	+ 18.5%	47	29	- 38.3%
Percent of Original List Price Received*	96.4%	94.4%	- 2.1%	97.5%	99.5%	+ 2.1%
New Listings	1	3	+ 200.0%	58	38	- 34.5%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	6	- 14.3%	151	170	+ 12.6%
Closed Sales	11	9	- 18.2%	147	174	+ 18.4%
Median Sales Price*	\$585,000	\$585,000	0.0%	\$585,000	\$624,000	+ 6.7%
Inventory of Homes for Sale	38	23	- 39.5%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--
Cumulative Days on Market Until Sale	20	42	+ 110.0%	41	47	+ 14.6%
Percent of Original List Price Received*	98.0%	96.8%	- 1.2%	99.5%	98.0%	- 1.5%
New Listings	10	5	- 50.0%	247	228	- 7.7%

* 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

