

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

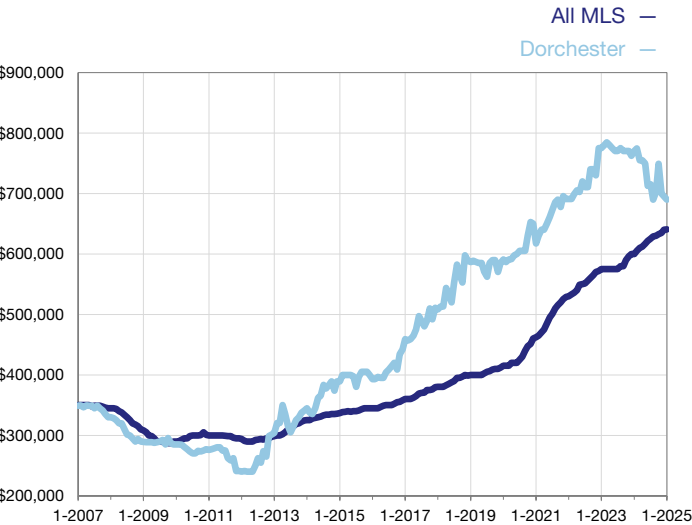
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	3	0	- 100.0%	3	0	- 100.0%
Median Sales Price*	\$795,000	\$0	- 100.0%	\$795,000	\$0	- 100.0%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--
Cumulative Days on Market Until Sale	40	0	- 100.0%	40	0	- 100.0%
Percent of Original List Price Received*	103.5%	0.0%	- 100.0%	103.5%	0.0%	- 100.0%
New Listings	5	6	+ 20.0%	5	6	+ 20.0%

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	16	12	- 25.0%	16	12	- 25.0%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Median Sales Price*	\$600,000	\$547,500	- 8.8%	\$600,000	\$547,500	- 8.8%
Inventory of Homes for Sale	36	21	- 41.7%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	47	99	+ 110.6%	47	99	+ 110.6%
Percent of Original List Price Received*	95.6%	93.2%	- 2.5%	95.6%	93.2%	- 2.5%
New Listings	21	17	- 19.0%	21	17	- 19.0%

* 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

