

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

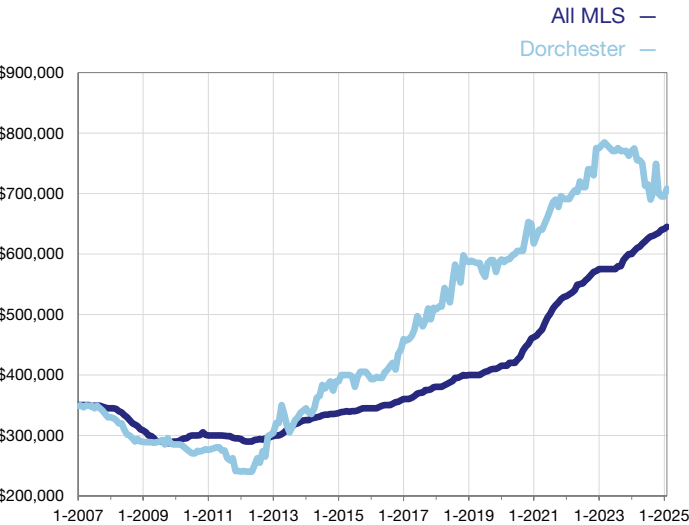
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	7	7	0.0%
Closed Sales	2	4	+ 100.0%	5	5	0.0%
Median Sales Price*	\$747,500	\$845,338	+ 13.1%	\$795,000	\$952,000	+ 19.7%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--
Cumulative Days on Market Until Sale	29	22	- 24.1%	35	18	- 48.6%
Percent of Original List Price Received*	99.7%	98.8%	- 0.9%	102.0%	98.9%	- 3.0%
New Listings	7	1	- 85.7%	12	7	- 41.7%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	19	11	- 42.1%	35	21	- 40.0%
Closed Sales	15	9	- 40.0%	22	19	- 13.6%
Median Sales Price*	\$650,000	\$730,000	+ 12.3%	\$610,000	\$590,000	- 3.3%
Inventory of Homes for Sale	26	36	+ 38.5%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	44	72	+ 63.6%	45	86	+ 91.1%
Percent of Original List Price Received*	98.4%	97.0%	- 1.4%	97.5%	95.0%	- 2.6%
New Listings	14	29	+ 107.1%	35	45	+ 28.6%

\* 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

