

# Dorchester

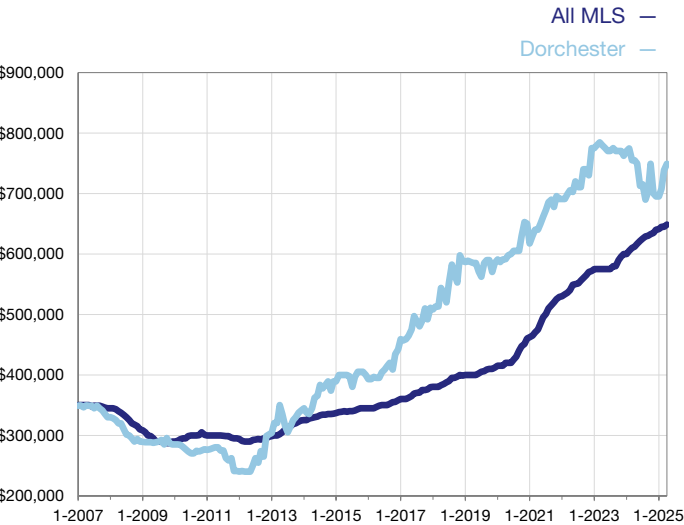
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	3	2	- 33.3%	12	12	0.0%
Closed Sales	0	2	--	11	8	- 27.3%
Median Sales Price*	\$0	\$1,194,500	--	\$690,000	\$1,021,000	+ 48.0%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--
Cumulative Days on Market Until Sale	0	16	--	27	18	- 33.3%
Percent of Original List Price Received*	0.0%	100.2%	--	101.7%	99.5%	- 2.2%
New Listings	5	4	- 20.0%	17	16	- 5.9%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	23	23	0.0%	71	62	- 12.7%
Closed Sales	22	14	- 36.4%	55	42	- 23.6%
Median Sales Price*	\$632,500	\$632,500	0.0%	\$630,000	\$652,500	+ 3.6%
Inventory of Homes for Sale	26	44	+ 69.2%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--
Cumulative Days on Market Until Sale	107	32	- 70.1%	74	64	- 13.5%
Percent of Original List Price Received*	98.4%	98.8%	+ 0.4%	98.3%	97.0%	- 1.3%
New Listings	28	32	+ 14.3%	76	97	+ 27.6%

\* 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

