

Dorchester

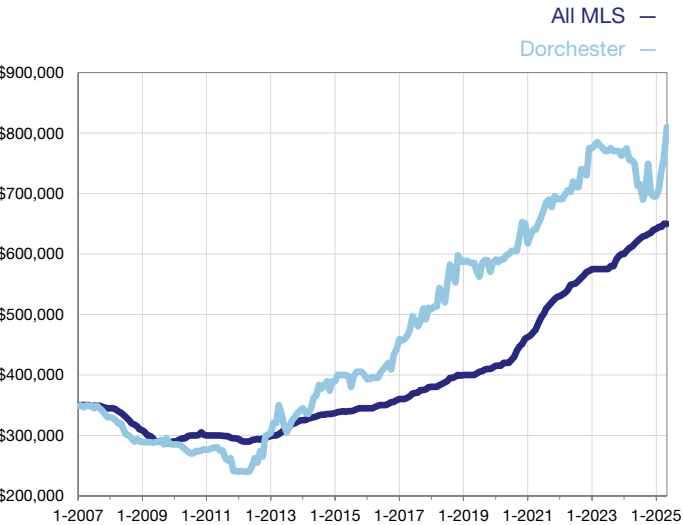
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	5	+ 25.0%	16	17	+ 6.3%
Closed Sales	5	2	- 60.0%	16	10	- 37.5%
Median Sales Price*	\$625,000	\$656,250	+ 5.0%	\$685,000	\$894,750	+ 30.6%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.9	2.9	+ 52.6%	--	--	--
Cumulative Days on Market Until Sale	26	10	- 61.5%	27	17	- 37.0%
Percent of Original List Price Received*	99.1%	95.8%	- 3.3%	100.9%	98.8%	- 2.1%
New Listings	6	8	+ 33.3%	23	24	+ 4.3%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	10	15	+ 50.0%	81	76	- 6.2%
Closed Sales	15	16	+ 6.7%	70	59	- 15.7%
Median Sales Price*	\$650,000	\$585,000	- 10.0%	\$637,500	\$620,000	- 2.7%
Inventory of Homes for Sale	31	48	+ 54.8%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--
Cumulative Days on Market Until Sale	38	35	- 7.9%	67	55	- 17.9%
Percent of Original List Price Received*	100.2%	99.4%	- 0.8%	98.7%	97.7%	- 1.0%
New Listings	21	23	+ 9.5%	97	124	+ 27.8%

* 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

