

Dorchester

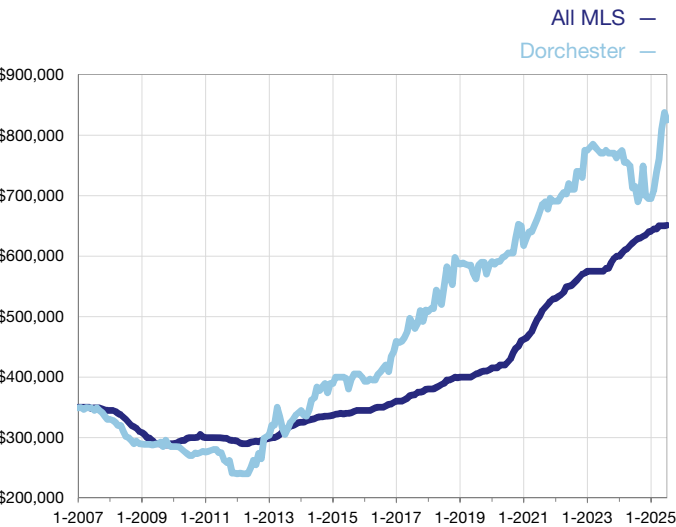
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	6	+ 500.0%	21	27	+ 28.6%
Closed Sales	5	7	+ 40.0%	24	21	- 12.5%
Median Sales Price*	\$795,000	\$775,000	- 2.5%	\$685,000	\$837,500	+ 22.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	1.3	0.6	- 53.8%	--	--	--
Cumulative Days on Market Until Sale	44	22	- 50.0%	33	17	- 48.5%
Percent of Original List Price Received*	96.0%	99.9%	+ 4.1%	99.1%	100.0%	+ 0.9%
New Listings	3	3	0.0%	26	34	+ 30.8%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	18	15	- 16.7%	114	101	- 11.4%
Closed Sales	11	15	+ 36.4%	102	87	- 14.7%
Median Sales Price*	\$635,000	\$595,000	- 6.3%	\$628,700	\$599,000	- 4.7%
Inventory of Homes for Sale	35	46	+ 31.4%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--
Cumulative Days on Market Until Sale	25	65	+ 160.0%	53	55	+ 3.8%
Percent of Original List Price Received*	97.6%	95.8%	- 1.8%	98.8%	97.0%	- 1.8%
New Listings	16	20	+ 25.0%	142	167	+ 17.6%

* 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

