

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	0	3	--	29	41	+ 41.4%
Closed Sales	2	3	+ 50.0%	34	38	+ 11.8%
Median Sales Price*	\$816,500	\$600,000	- 26.5%	\$695,000	\$787,500	+ 13.3%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--
Cumulative Days on Market Until Sale	32	17	- 46.9%	29	24	- 17.2%
Percent of Original List Price Received*	94.4%	101.1%	+ 7.1%	99.5%	99.1%	- 0.4%
New Listings	3	1	- 66.7%	38	53	+ 39.5%

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

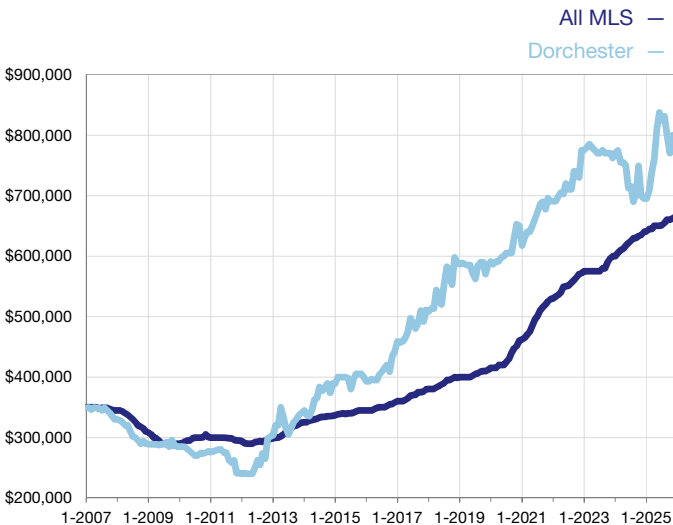
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	8	15	+ 87.5%	171	153	- 10.5%
Closed Sales	9	8	- 11.1%	173	146	- 15.6%
Median Sales Price*	\$585,000	\$598,750	+ 2.4%	\$625,000	\$597,000	- 4.5%
Inventory of Homes for Sale	33	27	- 18.2%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--
Cumulative Days on Market Until Sale	42	63	+ 50.0%	47	54	+ 14.9%
Percent of Original List Price Received*	96.8%	96.1%	- 0.7%	98.1%	97.0%	- 1.1%
New Listings	6	5	- 16.7%	231	248	+ 7.4%

\* 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

