

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	2	+ 100.0%	6	3	- 50.0%
Closed Sales	4	1	- 75.0%	5	1	- 80.0%
Median Sales Price*	\$845,338	\$674,000	- 20.3%	\$952,000	\$674,000	- 29.2%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--
Cumulative Days on Market Until Sale	22	150	+ 581.8%	18	150	+ 733.3%
Percent of Original List Price Received*	98.8%	97.0%	- 1.8%	98.9%	97.0%	- 1.9%
New Listings	1	2	+ 100.0%	7	3	- 57.1%

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

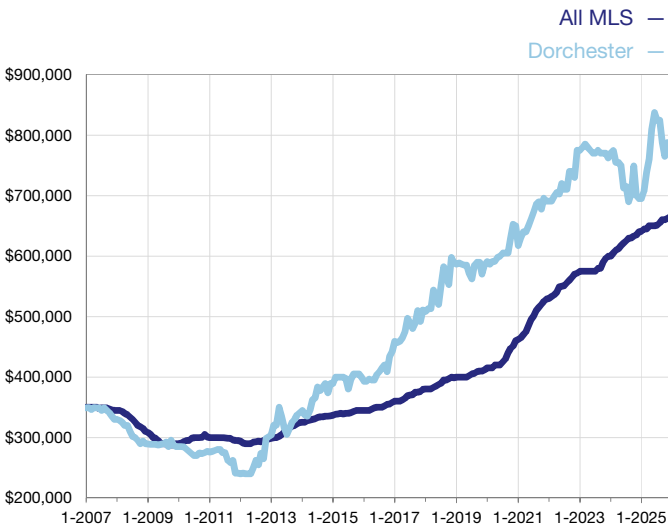
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	9	10	+ 11.1%	19	17	- 10.5%
Closed Sales	9	13	+ 44.4%	19	22	+ 15.8%
Median Sales Price*	\$730,000	\$603,000	- 17.4%	\$590,000	\$565,000	- 4.2%
Inventory of Homes for Sale	40	33	- 17.5%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--
Cumulative Days on Market Until Sale	72	70	- 2.8%	86	89	+ 3.5%
Percent of Original List Price Received*	97.0%	96.2%	- 0.8%	95.0%	94.9%	- 0.1%
New Listings	26	10	- 61.5%	43	31	- 27.9%

* 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

