

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	4	3	- 25.0%	10	6	- 40.0%
Closed Sales	1	2	+ 100.0%	6	3	- 50.0%
Median Sales Price*	\$760,000	\$682,500	- 10.2%	\$856,000	\$674,000	- 21.3%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--
Cumulative Days on Market Until Sale	23	14	- 39.1%	19	59	+ 210.5%
Percent of Original List Price Received*	101.3%	103.1%	+ 1.8%	99.3%	101.1%	+ 1.8%
New Listings	5	3	- 40.0%	12	6	- 50.0%

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

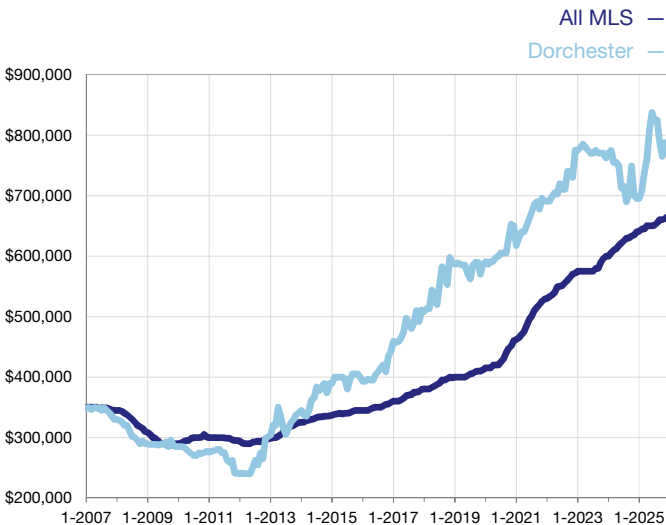
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	19	13	- 31.6%	38	29	- 23.7%
Closed Sales	10	7	- 30.0%	29	29	0.0%
Median Sales Price*	\$703,250	\$750,000	+ 6.6%	\$660,000	\$603,000	- 8.6%
Inventory of Homes for Sale	42	43	+ 2.4%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--
Cumulative Days on Market Until Sale	63	62	- 1.6%	78	83	+ 6.4%
Percent of Original List Price Received*	98.6%	98.0%	- 0.6%	96.3%	95.6%	- 0.7%
New Listings	24	29	+ 20.8%	67	60	- 10.4%

* 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

