

# Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Dorchester

### Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	2	4	+ 100.0%	12	10	- 16.7%
Closed Sales	2	2	0.0%	8	5	- 37.5%
Median Sales Price*	\$1,194,500	<b>\$718,750</b>	- 39.8%	\$1,021,000	<b>\$674,000</b>	- 34.0%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.0	- 47.4%	--	--	--
Cumulative Days on Market Until Sale	16	15	- 6.3%	18	41	+ 127.8%
Percent of Original List Price Received*	100.2%	91.7%	- 8.5%	99.5%	97.3%	- 2.2%
New Listings	4	5	+ 25.0%	16	11	- 31.3%

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

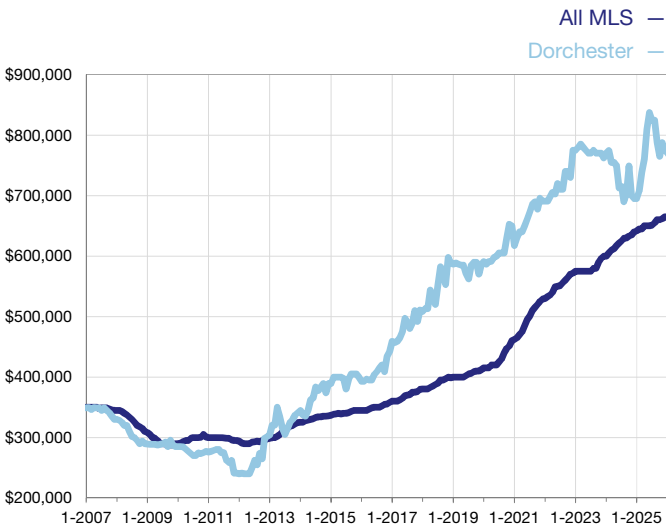
### Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	22	21	- 4.5%	60	49	- 18.3%
Closed Sales	14	8	- 42.9%	43	37	- 14.0%
Median Sales Price*	\$632,500	<b>\$585,000</b>	- 7.5%	\$645,000	<b>\$603,000</b>	- 6.5%
Inventory of Homes for Sale	51	54	+ 5.9%	--	--	--
Months Supply of Inventory	3.8	4.6	+ 21.1%	--	--	--
Cumulative Days on Market Until Sale	32	94	+ 193.8%	63	85	+ 34.9%
Percent of Original List Price Received*	98.8%	97.2%	- 1.6%	97.1%	95.9%	- 1.2%
New Listings	33	36	+ 9.1%	100	94	- 6.0%

\* 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

