

Dorchester

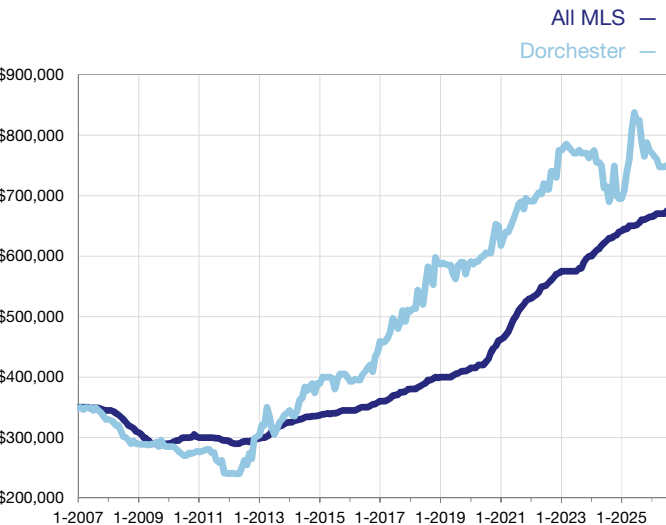
Single-Family Properties	July			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	6	2	- 66.7%	26	20	- 23.1%
Closed Sales	7	4	- 42.9%	21	19	- 9.5%
Median Sales Price*	\$775,000	\$800,000	+ 3.2%	\$837,500	\$755,000	- 9.9%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	1.6	4.1	+ 156.3%	--	--	--
Cumulative Days on Market Until Sale	22	21	- 4.5%	17	36	+ 111.8%
Percent of Original List Price Received*	99.9%	97.5%	- 2.4%	100.0%	99.5%	- 0.5%
New Listings	4	2	- 50.0%	35	29	- 17.1%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	13	12	- 7.7%	99	93	- 6.1%
Closed Sales	15	15	0.0%	87	89	+ 2.3%
Median Sales Price*	\$595,000	\$635,000	+ 6.7%	\$599,000	\$600,000	+ 0.2%
Inventory of Homes for Sale	58	52	- 10.3%	--	--	--
Months Supply of Inventory	4.5	4.3	- 4.4%	--	--	--
Cumulative Days on Market Until Sale	65	58	- 10.8%	55	64	+ 16.4%
Percent of Original List Price Received*	95.8%	97.3%	+ 1.6%	97.0%	97.3%	+ 0.3%
New Listings	21	29	+ 38.1%	168	167	- 0.6%

* 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

