

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

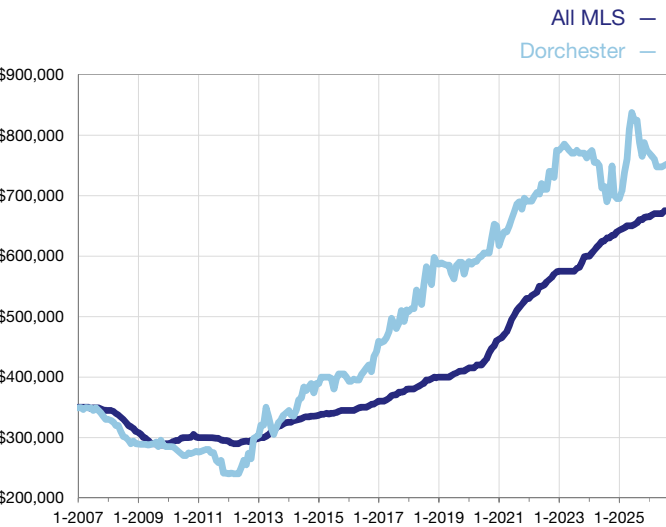
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	4	+ 300.0%	27	24	- 11.1%
Closed Sales	5	0	- 100.0%	26	19	- 26.9%
Median Sales Price*	\$699,000	\$0	- 100.0%	\$818,750	\$755,000	- 7.8%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--
Cumulative Days on Market Until Sale	37	0	- 100.0%	21	36	+ 71.4%
Percent of Original List Price Received*	98.0%	0.0%	- 100.0%	99.6%	99.5%	- 0.1%
New Listings	2	3	+ 50.0%	37	31	- 16.2%

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

Condominium Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	11	7	- 36.4%	110	98	- 10.9%
Closed Sales	15	9	- 40.0%	102	99	- 2.9%
Median Sales Price*	\$570,000	\$635,000	+ 11.4%	\$595,000	\$600,000	+ 0.8%
Inventory of Homes for Sale	44	57	+ 29.5%	--	--	--
Months Supply of Inventory	3.3	4.9	+ 48.5%	--	--	--
Cumulative Days on Market Until Sale	43	48	+ 11.6%	53	62	+ 17.0%
Percent of Original List Price Received*	97.3%	95.0%	- 2.4%	97.0%	97.1%	+ 0.1%
New Listings	9	18	+ 100.0%	177	184	+ 4.0%

* 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

