

Local Market Update – September 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Dorchester

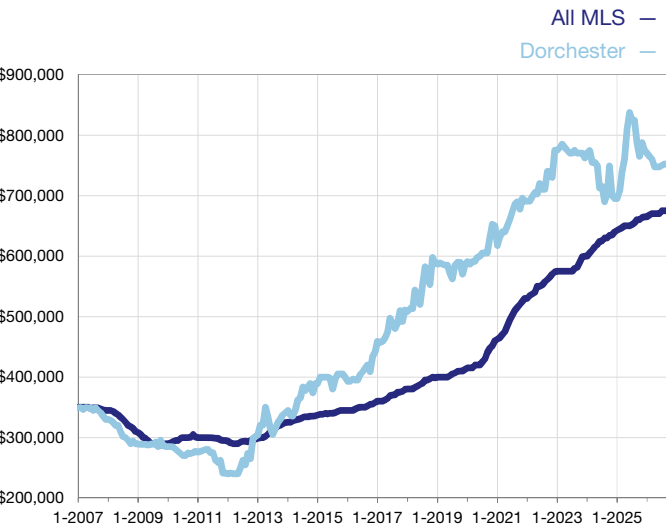
Single-Family Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	4	2	- 50.0%	31	26	- 16.1%
Closed Sales	1	5	+ 400.0%	27	24	- 11.1%
Median Sales Price*	\$650,000	\$656,000	+ 0.9%	\$800,000	\$752,500	- 5.9%
Inventory of Homes for Sale	10	16	+ 60.0%	--	--	--
Months Supply of Inventory	3.2	5.8	+ 81.3%	--	--	--
Cumulative Days on Market Until Sale	107	68	- 36.4%	24	42	+ 75.0%
Percent of Original List Price Received*	86.8%	86.0%	- 0.9%	99.1%	96.7%	- 2.4%
New Listings	8	11	+ 37.5%	45	43	- 4.4%

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

Condominium Properties	September			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	10	11	+ 10.0%	120	109	- 9.2%
Closed Sales	16	9	- 43.8%	118	108	- 8.5%
Median Sales Price*	\$567,500	\$625,000	+ 10.1%	\$590,000	\$600,000	+ 1.7%
Inventory of Homes for Sale	58	50	- 13.8%	--	--	--
Months Supply of Inventory	4.5	4.3	- 4.4%	--	--	--
Cumulative Days on Market Until Sale	40	38	- 5.0%	51	60	+ 17.6%
Percent of Original List Price Received*	97.5%	98.4%	+ 0.9%	97.1%	97.3%	+ 0.2%
New Listings	31	24	- 22.6%	208	202	- 2.9%

* 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

