Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Dorchester

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**3**	+ 50.0%	33	**29**	- 12.1%
Closed Sales	3	**0**	- 100.0%	30	**25**	- 16.7%
Median Sales Price*	$765,000	**$0**	- 100.0%	$787,500	**$755,000**	- 4.1%
Inventory of Homes for Sale	11	**15**	+ 36.4%	--	--	--
Months Supply of Inventory	3.5	**5.3**	+ 51.4%	--	--	--
Cumulative Days on Market Until Sale	21	**0**	- 100.0%	24	**42**	+ 75.0%
Percent of Original List Price Received*	104.9%	**0.0%**	- 100.0%	99.7%	**96.8%**	- 2.9%
New Listings	4	**2**	- 50.0%	49	**46**	- 6.1%

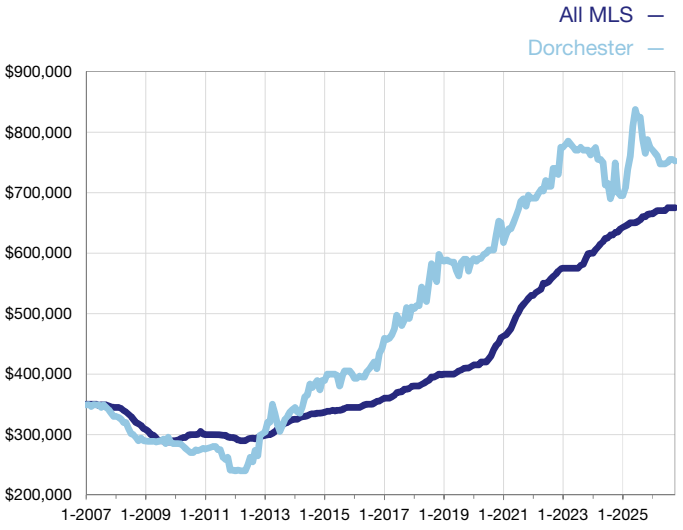
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

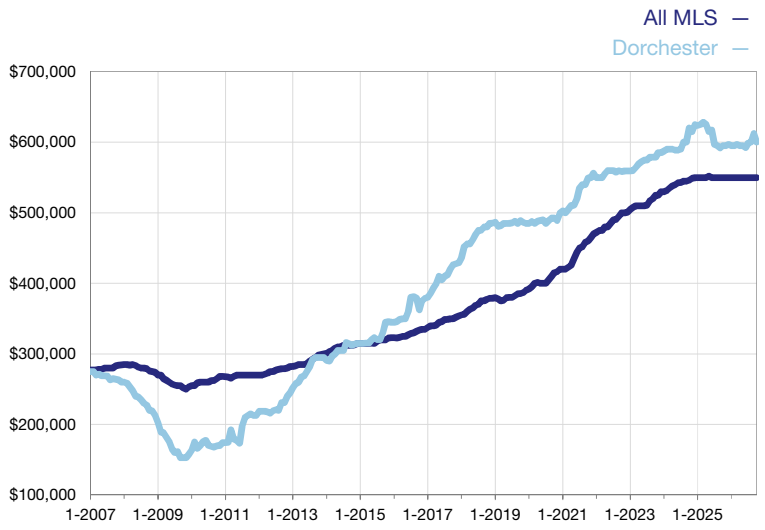
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	11	**3**	- 72.7%	131	**112**	- 14.5%
Closed Sales	13	**8**	- 38.5%	131	**116**	- 11.5%
Median Sales Price*	$640,000	**$523,500**	- 18.2%	$595,000	**$599,500**	+ 0.8%
Inventory of Homes for Sale	62	**42**	- 32.3%	--	--	--
Months Supply of Inventory	5.0	**3.8**	- 24.0%	--	--	--
Cumulative Days on Market Until Sale	67	**76**	+ 13.4%	53	**61**	+ 15.1%
Percent of Original List Price Received*	96.6%	**97.0%**	+ 0.4%	97.0%	**97.2%**	+ 0.2%
New Listings	23	**9**	- 60.9%	231	**211**	- 8.7%

* 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



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