

Dorchester, MA Real Estate Market Review

2022 vs. 2021 Per Quarter

Prepared by Ryan Cook on Thursday, December 29, 2022

Condominium

Listing Inventory	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Listing Units	32	19	-13	37	39	2	35	38	3	22	19	-3
Avg. Days on Market	44	41	-3	42	33	-9	62	60	-2	73	73	0
Avg. List Price	\$609,656.06	\$708,825.58	\$99,169.52	\$612,961.97	\$646,192.26	\$33,230.29	\$608,811.37	\$647,378.95	\$38,567.58	\$606,058.64	\$647,699.95	\$41,641.31
Avg. List \$ / SqFt	\$462.69	\$551.38	\$88.69	\$497.96	\$531.41	\$33.45	\$474.48	\$525.19	\$50.71	\$510.02	\$523.39	\$13.37
Approx. Absorption Rate	55.47%	119.30%	63.83%	50.90%	61.54%	10.64%	58.10%	54.17%	-3.93%	95.83%	92.98%	-2.85%
Approx. Months Supply of Inventory	1.80	0.84	-0.96	1.96	1.63	-0.33	1.72	1.85	0.13	1.04	1.08	0.04
Listed (Per Quarter)	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Listing Units (Taken)	89	74	-15	119	107	-12	75	56	-19	69	29	-40
Avg. Original List Price	\$558,405.51	\$621,725.42	\$63,319.91	\$590,390.67	\$614,604.18	\$24,213.51	\$607,914.60	\$612,180.36	\$4,265.76	\$588,089.20	\$603,762.00	\$15,672.80
Avg. Original List \$ / SqFt	\$455.32	\$506.66	\$51.34	\$502.49	\$512.90	\$10.41	\$490.64	\$500.00	\$9.36	\$500.40	\$507.99	\$7.59
Listed & Price Changed (Per Quarter)	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Listing Units (Price Changed)	10	9	-1	27	18	-9	21	18	-3	15	3	-12
Avg. Original List Price	\$610,680.00	\$559,211.00	-\$51,469.00	\$581,837.04	\$591,761.11	\$9,924.07	\$617,509.48	\$648,605.56	\$31,096.08	\$564,464.78	\$509,166.67	-\$55,298.11
Avg. Original List \$ / SqFt	\$419.90	\$520.93	\$101.03	\$536.43	\$509.04	-\$27.39	\$485.80	\$502.39	\$16.59	\$434.95	\$524.81	\$89.86
Went Pending (Per Quarter)	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Listing Units (Went Pending)	67	72	5	100	73	-27	60	40	-20	62	30	-32
Avg. List Price	\$535,446.16	\$584,277.49	\$48,831.33	\$558,680.90	\$596,343.40	\$37,662.50	\$564,396.55	\$565,134.98	\$738.43	\$581,980.52	\$585,379.90	\$3,399.38
Avg. List \$ / SqFt	\$444.65	\$487.72	\$43.07	\$480.14	\$502.33	\$22.19	\$477.68	\$486.05	\$8.37	\$481.83	\$481.06	-\$0.77
Avg. Days to Offer	28	31	3	24	18	-6	25	30	5	39	43	4

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Sold (Per Quarter)	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Closed Units (Sold)	36	56	20	70	81	11	80	43	-37	66	32	-34
Avg. Days on Market	62	64	2	34	29	-5	37	28	-9	43	41	-2
Avg. Days to Offer	40	44	4	23	17	-6	21	19	-2	28	33	5
Avg. Sale Price	\$582,052.75	\$562,670.88	-\$19,381.87	\$545,569.29	\$616,608.79	\$71,039.50	\$557,800.00	\$566,843.12	\$9,043.12	\$584,963.62	\$578,387.50	-\$6,576.12
Avg. Sale \$ / SqFt	\$459.27	\$467.94	\$8.67	\$466.79	\$502.97	\$36.18	\$494.50	\$478.23	-\$16.27	\$481.36	\$462.27	-\$19.09
Avg. List Price	\$594,699.97	\$568,128.18	-\$26,571.79	\$540,264.20	\$606,426.05	\$66,161.85	\$556,472.38	\$567,019.81	\$10,547.43	\$587,227.18	\$588,384.38	\$1,157.20
Avg. List \$ / SqFt	\$467.44	\$471.61	\$4.17	\$461.20	\$494.77	\$33.57	\$491.72	\$478.14	-\$13.58	\$483.33	\$469.61	-\$13.72
Avg. Original List Price	\$602,869.42	\$579,547.95	-\$23,321.47	\$542,107.07	\$611,048.93	\$68,941.86	\$560,678.64	\$575,391.91	\$14,713.27	\$596,530.21	\$600,262.50	\$3,732.29
Avg. Original List \$ / SqFt	\$474.63	\$481.50	\$6.87	\$462.74	\$497.55	\$34.81	\$495.90	\$484.29	-\$11.61	\$491.85	\$479.26	-\$12.59
Avg. Sale Price as % of List Price	98.12%	99.42%	1.30%	101.36%	101.67%	0.31%	100.58%	100.09%	-0.49%	99.64%	98.61%	-1.03%
Avg. Sale Price as % of Original List Price	96.57%	97.36%	0.79%	101.06%	101.07%	0.01%	99.82%	98.81%	-1.01%	97.93%	96.70%	-1.23%
Sold Units - Short Sale	0	0	0	0	0	0	0	0	0	0	1	1
Sold Units - Lender-Owned	0	0	0	1	0	-1	0	0	0	0	0	0
12-Month Activity	Q1			Q2			Q3			Q4		
	2021	2022	Var.	2021	2022	Var.	2021	2022	Var.	2021	2022*	Var.
Units Listed	317	339	22	357	325	-32	341	308	-33	352	266	-86
Units Price Changed	93	88	-5	104	79	-25	91	80	-11	92	73	-19
Units Went Pending	238	286	48	266	261	-5	270	242	-28	278	211	-67
Units Sold	213	272	59	226	288	62	244	247	3	253	212	-41

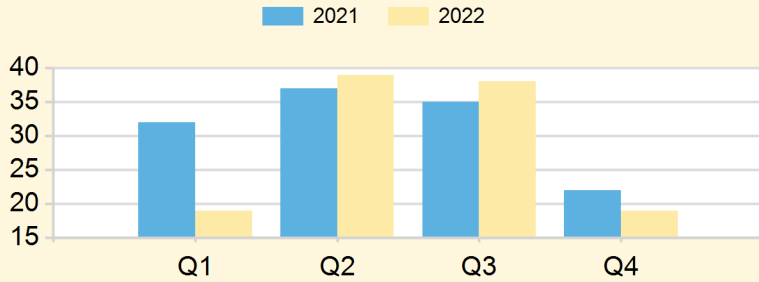
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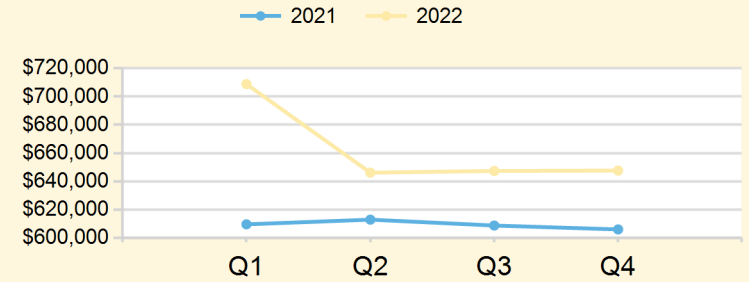
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Listing Inventory on the Last Day of Each Quarter



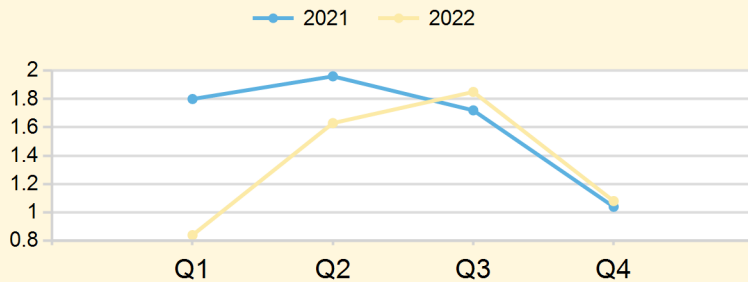
	Q1	Q2	Q3	Q4
2021	32	37	35	22
2022	19	39	38	19

Average List Price on the Last Day of Each Quarter



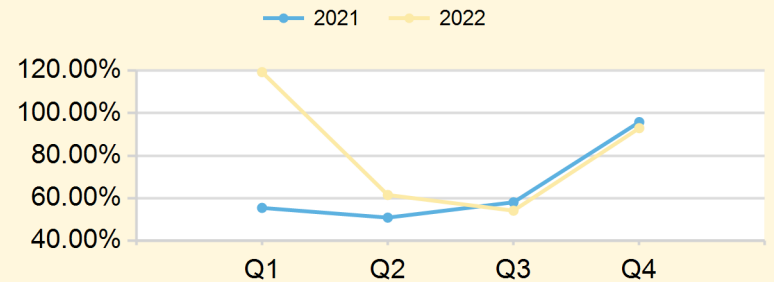
	Q1	Q2	Q3	Q4
2021	\$609,656.06	\$612,961.97	\$608,811.37	\$606,058.64
2022	\$708,825.58	\$646,192.26	\$647,378.95	\$647,699.95

Approx. Months supply per Quarter



	Q1	Q2	Q3	Q4
2021	1.80	1.96	1.72	1.04
2022	0.84	1.63	1.85	1.08

Approx. Absorption Rate Per Quarter



	Q1	Q2	Q3	Q4
2021	55.47%	50.90%	58.10%	95.83%
2022	119.30%	61.54%	54.17%	92.98%

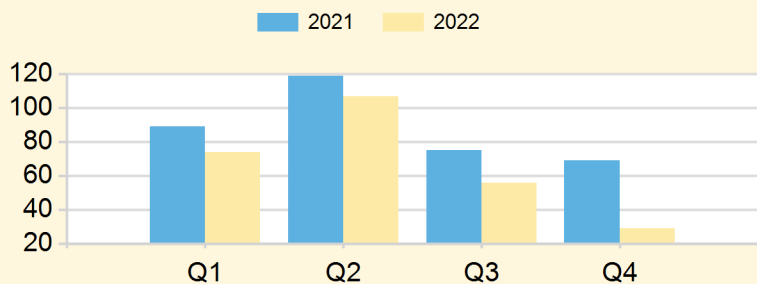
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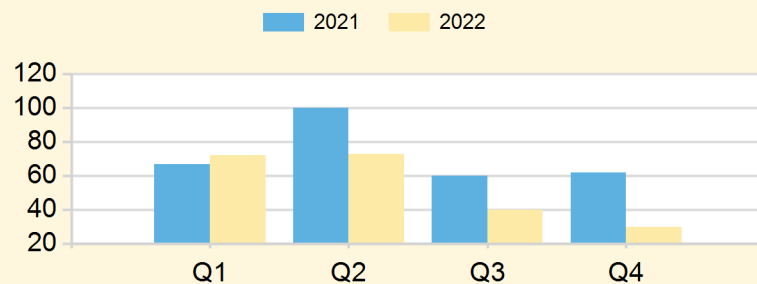
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Properties Listed During Each Quarter



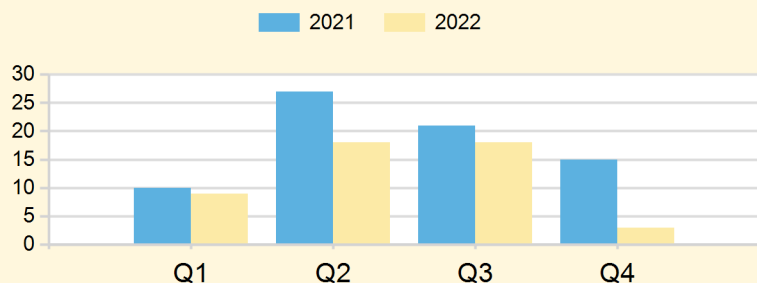
	Q1	Q2	Q3	Q4
2021	89	119	75	69
2022	74	107	56	29

Went Pending During Each Quarter



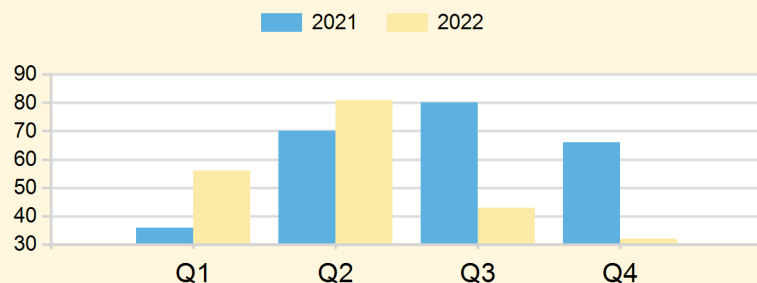
	Q1	Q2	Q3	Q4
2021	67	100	60	62
2022	72	73	40	30

Price Changed During Each Quarter



	Q1	Q2	Q3	Q4
2021	10	27	21	15
2022	9	18	18	3

Sold Listings During Each Quarter



	Q1	Q2	Q3	Q4
2021	36	70	80	66
2022	56	81	43	32

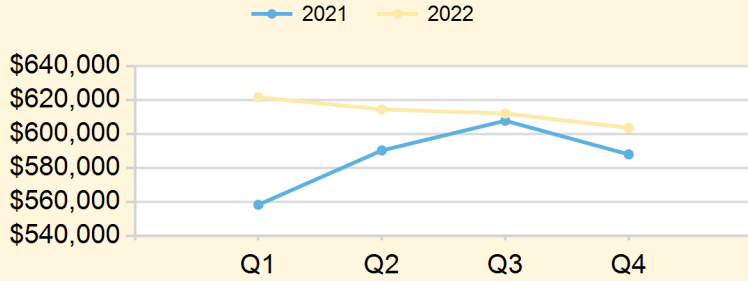
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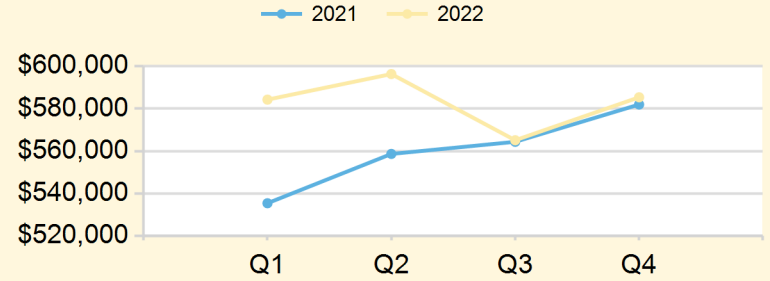
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Listed Properties - Average List Price For Each Quarter



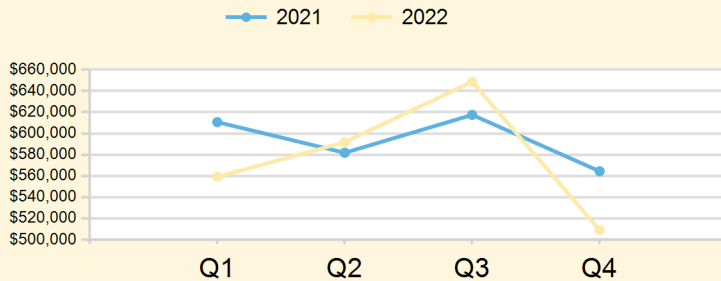
	Q1	Q2	Q3	Q4
2021	\$558,405.51	\$590,390.67	\$607,914.60	\$588,089.20
2022	\$621,725.42	\$614,604.18	\$612,180.36	\$603,762.00

Went Pending - Average List Price For Each Quarter



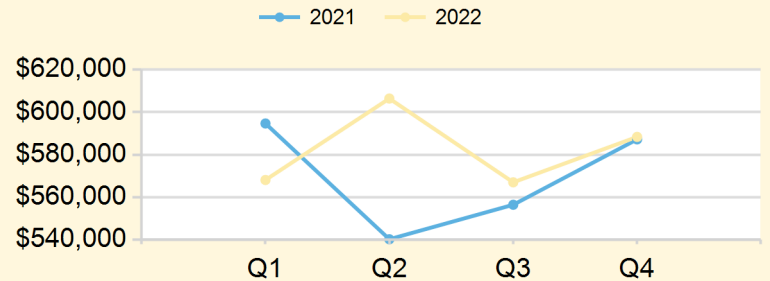
	Q1	Q2	Q3	Q4
2021	\$535,446.16	\$558,680.90	\$564,396.55	\$581,980.52
2022	\$584,277.49	\$596,343.40	\$565,134.98	\$585,379.90

Price Changed - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2021	\$610,680.00	\$581,837.04	\$617,509.48	\$564,464.78
2022	\$559,211.00	\$591,761.11	\$648,605.56	\$509,166.67

Sold Listings - Average List Price For Each Quarter



	Q1	Q2	Q3	Q4
2021	\$594,699.97	\$540,264.20	\$556,472.38	\$587,227.18
2022	\$568,128.18	\$606,426.05	\$567,019.81	\$588,384.38

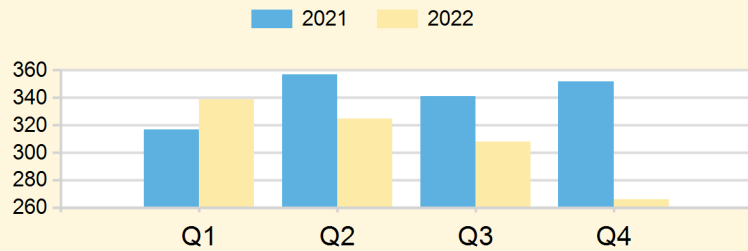
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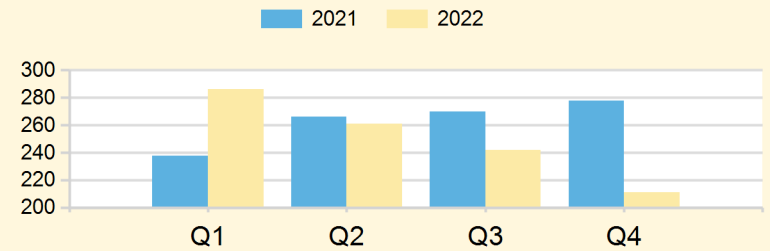
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Listed Between the Last Day of Each Quarter and 12 Months



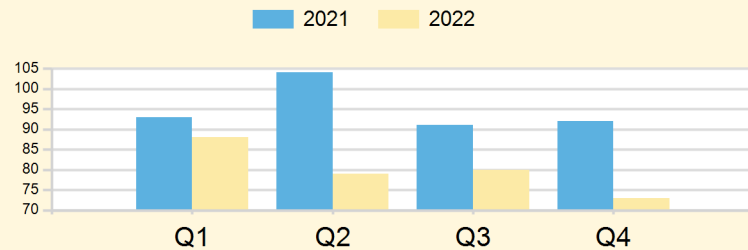
	Q1	Q2	Q3	Q4
2021	317	357	341	352
2022	339	325	308	266

Went Pending Between the Last Day of Each Quarter and 12 Months



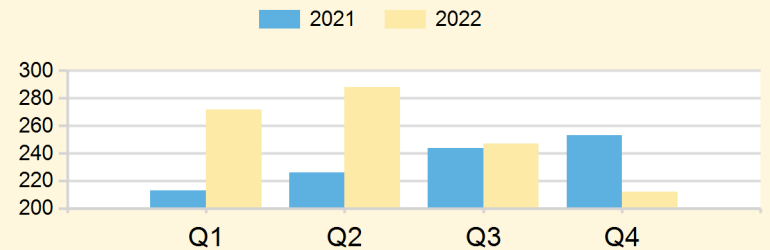
	Q1	Q2	Q3	Q4
2021	238	266	270	278
2022	286	261	242	211

Price Changed Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2021	93	104	91	92
2022	88	79	80	73

Sold Between the Last Day of Each Quarter and 12 Months



	Q1	Q2	Q3	Q4
2021	213	226	244	253
2022	272	288	247	212