

Dorchester, MA Area Market Review

2022 vs. 2021 As of October 3, 2022

Prepared by Ryan Cook on Monday, October 03, 2022

Condominium

| Listing Inventory on October 3 | 2021 | 2022 | Var. | Var. % | Trend |
|--|--------------|--------------|-------------|---------|-------|
| Listing Units | 36 | 37 | 1 | 2.78% | ↑ |
| Average Days on Market | 63 | 61 | -2 | -3.17% | ↓ |
| Average List Price | \$632,872.17 | \$651,659.46 | \$18,787.29 | 2.97% | ↑ |
| Average List \$ / SqFt | \$484.77 | \$526.99 | \$42.22 | 8.71% | ↑ |
| Approximate Absorption Rate | 56.71% | 54.73% | -1.98% | -3.49% | ↓ |
| Approximate Months Supply of Inventory | 1.76 | 1.83 | 0.07 | 3.98% | ↑ |
| Listed (Year to Date) | 2021 | 2022 | Var. | Var. % | Trend |
| Listing Units (Taken) | 284 | 237 | -47 | -16.55% | ↓ |
| Average Original List Price | \$584,623.86 | \$616,254.97 | \$31,631.11 | 5.41% | ↑ |
| Average Original List \$ / SqFt | \$484.05 | \$507.90 | \$23.85 | 4.93% | ↑ |
| Went Pending (Year to Date) | 2021 | 2022 | Var. | Var. % | Trend |
| Listing Units (Went Pending) | 221 | 183 | -38 | -17.19% | ↓ |
| Average List Price | \$558,094.91 | \$587,630.85 | \$29,535.94 | 5.29% | ↑ |
| Average List \$ / SqFt | \$473.30 | \$493.39 | \$20.09 | 4.24% | ↑ |
| Average Days to Offer | 25 | 25 | 0 | 0% | ↔ |
| Listed & Price Changed (Year to Date) | 2021 | 2022 | Var. | Var. % | Trend |
| Listing Units (Price Changed) | 68 | 63 | -5 | -7.35% | ↓ |
| Average Original List Price | \$606,398.51 | \$655,366.46 | \$48,967.95 | 8.08% | ↑ |
| Average Original List \$ / SqFt | \$491.05 | \$513.10 | \$22.05 | 4.49% | ↑ |
| Sold (Year to Date) | 2021 | 2022 | Var. | Var. % | Trend |
| Closed Units (Sold) | 188 | 179 | -9 | -4.79% | ↓ |
| Average Days on Market | 41 | 40 | -1 | -2.44% | ↓ |
| Average Days to Offer | 26 | 26 | 0 | 0% | ↔ |
| Average Sale Price | \$557,860.37 | \$587,816.40 | \$29,956.03 | 5.37% | ↑ |
| Average Sale \$ / SqFt | \$476.07 | \$486.58 | \$10.51 | 2.21% | ↑ |
| Average List Price | \$557,821.71 | \$584,874.53 | \$27,052.82 | 4.85% | ↑ |
| Average List \$ / SqFt | \$474.43 | \$483.94 | \$9.51 | 2% | ↑ |
| Average Original List Price | \$561,989.81 | \$592,410.62 | \$30,420.81 | 5.41% | ↑ |
| Average Original List \$ / SqFt | \$478.24 | \$489.68 | \$11.44 | 2.39% | ↑ |
| Average Sale Price as % of List Price | 100.38% | 100.61% | 0.23% | 0.23% | ↑ |
| Average Sale Price as % of Original List Price | 99.62% | 99.41% | -0.21% | -0.21% | ↓ |
| Sold Units - Short Sale | 0 | 0 | 0 | 0% | ↔ |
| Sold Units - Lender-Owned | 1 | 0 | -1 | -100% | ↓ |
| 12-Month Activity as of October 3 | 2021 | 2022 | Var. | Var. % | Trend |
| Units Listed | 334 | 306 | -28 | -8.38% | ↓ |
| Units Price Changed | 85 | 79 | -6 | -7.06% | ↓ |
| Units Went Pending | 264 | 241 | -23 | -8.71% | ↓ |
| Units Sold | 245 | 243 | -2 | -0.82% | ↓ |

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