

Dorchester, MA Area Market Review

2022 vs. 2021 As of March 28, 2022

Prepared by Ryan Cook on Monday, March 28, 2022

Condominium

Listing Inventory on March 28	2021	2022	Var.	Var. %	Trend
Listing Units	34	19	-15	-44.12%	↓
Average Days on Market	41	42	1	2.44%	↑
Average List Price	\$593,499.85	\$668,557.21	\$75,057.36	12.65%	↑
Average List \$ / SqFt	\$469.34	\$543.46	\$74.12	15.79%	↑
Approximate Absorption Rate	51.96%	115.79%	63.83%	122.84%	↑
Approximate Months Supply of Inventory	1.92	0.86	-1.06	-55.21%	↓
Listed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Taken)	85	70	-15	-17.65%	↓
Average Original List Price	\$554,812.84	\$612,379.73	\$57,566.89	10.38%	↑
Average Original List \$ / SqFt	\$454.89	\$500.89	\$46.00	10.11%	↑
Went Pending (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Went Pending)	61	70	9	14.75%	↑
Average List Price	\$537,572.02	\$585,428.26	\$47,856.24	8.90%	↑
Average List \$ / SqFt	\$440.86	\$485.05	\$44.19	10.02%	↑
Average Days to Offer	25	31	6	24%	↑
Listed & Price Changed (Year to Date)	2021	2022	Var.	Var. %	Trend
Listing Units (Price Changed)	10	9	-1	-10%	↓
Average Original List Price	\$610,680.00	\$559,211.00	-\$51,469.00	-8.43%	↓
Average Original List \$ / SqFt	\$419.90	\$520.93	\$101.03	24.06%	↑
Sold (Year to Date)	2021	2022	Var.	Var. %	Trend
Closed Units (Sold)	34	46	12	35.29%	↑
Average Days on Market	65	72	7	10.77%	↑
Average Days to Offer	42	49	7	16.67%	↑
Average Sale Price	\$581,294.09	\$568,438.50	-\$12,855.59	-2.21%	↓
Average Sale \$ / SqFt	\$453.58	\$465.87	\$12.29	2.71%	↑
Average List Price	\$594,420.56	\$575,530.00	-\$18,890.56	-3.18%	↓
Average List \$ / SqFt	\$461.99	\$470.34	\$8.35	1.81%	↑
Average Original List Price	\$603,070.56	\$587,543.17	-\$15,527.39	-2.57%	↓
Average Original List \$ / SqFt	\$469.61	\$480.45	\$10.84	2.31%	↑
Average Sale Price as % of List Price	98.05%	99.31%	1.26%	1.29%	↑
Average Sale Price as % of Original List Price	96.41%	97.18%	0.77%	0.80%	↑
Sold Units - Short Sale	0	0	0	0%	↔
Sold Units - Lender-Owned	0	0	0	0%	↔
12-Month Activity as of March 28	2021	2022	Var.	Var. %	Trend
Units Listed	313	337	24	7.67%	↑
Units Price Changed	93	89	-4	-4.30%	↓
Units Went Pending	232	288	56	24.14%	↑
Units Sold	212	264	52	24.53%	↑

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