

# Dorchester, MA Area Market Review

2020 vs. 2019 As of December 31, 2020

Prepared by Ryan Cook on Wednesday, January 13, 2021

## Condominium

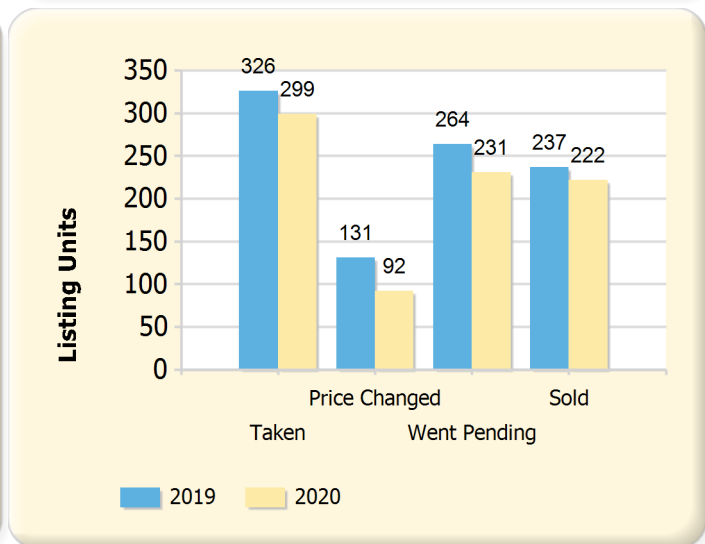
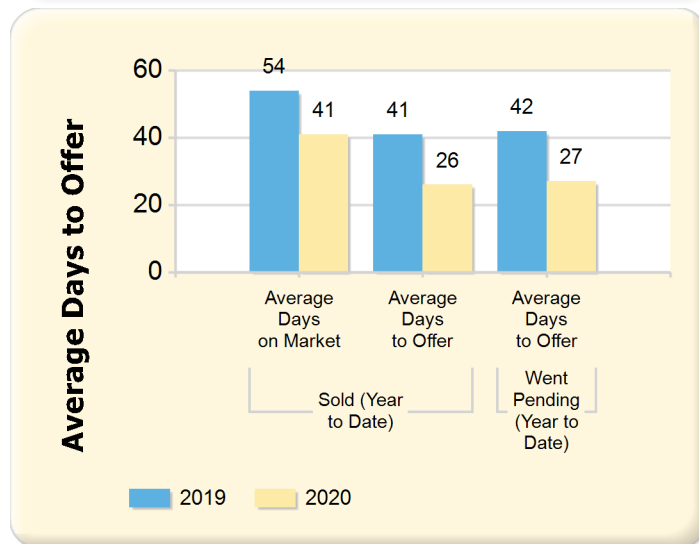
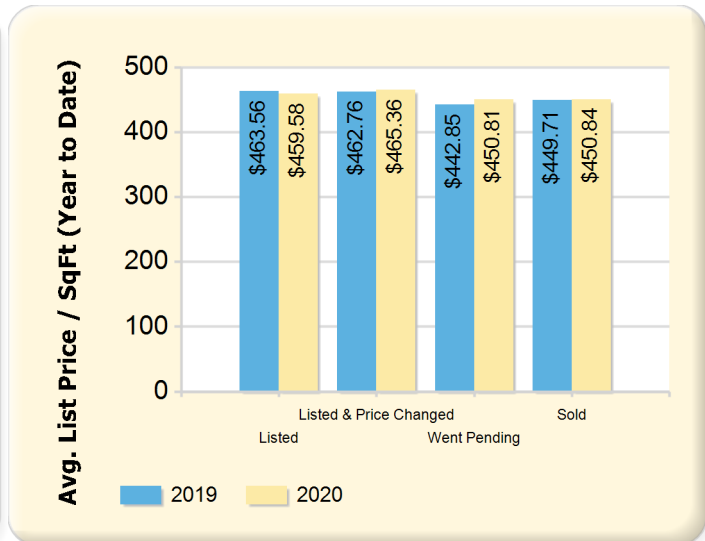
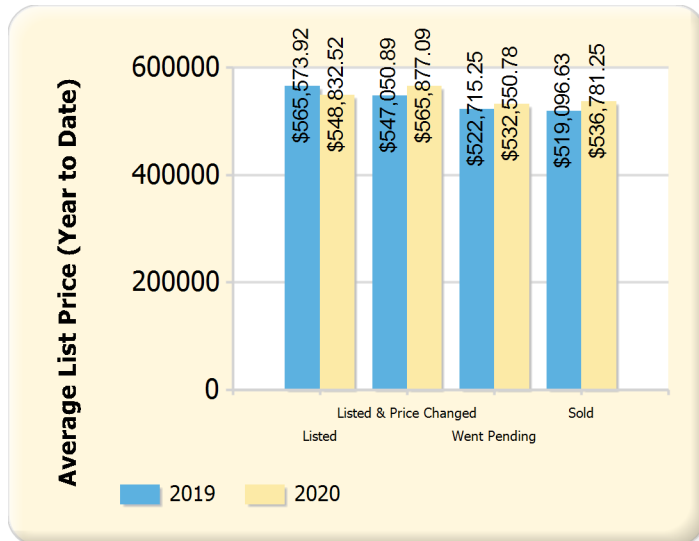
Listing Inventory on December 31	2019	2020	Var.	Var. %	Trend
Listing Units	20	26	6	30%	↑
Average Days on Market	85	81	-4	-4.71%	↓
Average List Price	\$672,684.95	\$625,434.61	-\$47,250.34	-7.02%	↓
Average List \$ / SqFt	\$452.27	\$454.78	\$2.51	0.55%	↑
Approximate Absorption Rate	99.58%	71.15%	-28.43%	-28.55%	↓
Approximate Months Supply of Inventory	1.00	1.41	0.41	41%	↑
Listed (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Taken)	326	299	-27	-8.28%	↓
Average Original List Price	\$565,573.92	\$548,832.52	-\$16,741.40	-2.96%	↓
Average Original List \$ / SqFt	\$463.56	\$459.58	-\$3.98	-0.86%	↓
Went Pending (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Went Pending)	264	231	-33	-12.50%	↓
Average List Price	\$522,715.25	\$532,550.78	\$9,835.53	1.88%	↑
Average List \$ / SqFt	\$442.85	\$450.81	\$7.96	1.80%	↑
Average Days to Offer	42	27	-15	-35.71%	↓
Listed & Price Changed (Year to Date)	2019	2020	Var.	Var. %	Trend
Listing Units (Price Changed)	131	92	-39	-29.77%	↓
Average Original List Price	\$547,050.89	\$565,877.09	\$18,826.20	3.44%	↑
Average Original List \$ / SqFt	\$462.76	\$465.36	\$2.60	0.56%	↑
Sold (Year to Date)	2019	2020	Var.	Var. %	Trend
Closed Units (Sold)	237	222	-15	-6.33%	↓
Average Days on Market	54	41	-13	-24.07%	↓
Average Days to Offer	41	26	-15	-36.59%	↓
Average Sale Price	\$512,843.53	\$534,950.36	\$22,106.83	4.31%	↑
Average Sale \$ / SqFt	\$444.97	\$450.18	\$5.21	1.17%	↑
Average List Price	\$519,096.63	\$536,781.25	\$17,684.62	3.41%	↑
Average List \$ / SqFt	\$449.71	\$450.84	\$1.13	0.25%	↑
Average Original List Price	\$529,539.68	\$540,460.53	\$10,920.85	2.06%	↑
Average Original List \$ / SqFt	\$458.90	\$454.35	-\$4.55	-0.99%	↓
Average Sale Price as % of List Price	99.08%	100%	0.92%	0.93%	↑
Average Sale Price as % of Original List Price	97.09%	99.17%	2.08%	2.14%	↑
Average Sale Price as % of Assessed Price	N/A	N/A	N/A	N/A	↔
Sold Units - Short Sale	0	1	1	0%	↑
Sold Units - Lender-Owned	1	0	-1	-100%	↓
12-Month Activity as of December 31	2019	2020	Var.	Var. %	Trend
Units Listed	326	299	-27	-8.28%	↓
Units Price Changed	131	92	-39	-29.77%	↓
Units Went Pending	265	232	-33	-12.45%	↓
Units Sold	239	222	-17	-7.11%	↓

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## 12 Months Activity

