

Dorchester, Boston — Market Data

A monthly market snapshot for agents to reference and share with clients & teams

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HEADLINE NUMBERS

\$681,303

Typical Home Value (ZHVI)

▼ 0.3% YoY — N+S avg.

\$629,417

Median Sale Price

Trailing month (N+S avg.)

\$644,250

Median List Price

Active listings (N+S avg.)

180

Homes Currently For Sale

North + South combined

76

New Listings This Month

North + South combined

21 days

Median Days to Pending

South Dorchester

MARKET DYNAMICS (REDFIN, TRAILING 3 MO.)

142

Sold May (▲ 17.7% YoY)

\$491/sqft

Median \$/sqft (▼ 3.7% YoY)

24 days

Avg. DOM (vs. 21 last year)

82 / 100

Compete Score — Very Competitive

PRICE BY HOME SIZE (ESTIMATED)

UNIT TYPE	TYPICAL SIZE	EST. PRICE RANGE
Studio	~450–600 sq ft	\$190,000 – \$335,000
1 Bedroom	~650–850 sq ft	\$275,000 – \$475,000
2 Bedroom	~950–1,300 sq ft	\$400,000 – \$730,000
3+ Bed / Triple-Decker	~1,500–2,400 sq ft	\$630,000 – \$1,345,000

AGENT TAKEAWAY

142 May sales (▲ 17.7% YoY) and a 21-day median to pending keep Dorchester the city's highest-volume value play. Blended ZHVI \$681,303, list \$644,250 against \$629,417 closed; \$/sqft down 3.7% as multi-families lead the mix.

Sources: Zillow ZHVI averaged across North + South Dorchester for typical home value, median sale/list price, inventory, new listings and days to pending. Redfin for homes sold, \$/sqft, days on market and Compete Score. MAR for Greater Boston medians. Price-by-size figures are modeled estimates (typical sq ft × current \$/sqft range), not sold comps — confirm with active listings.