

Dorchester 02121

ZIP code · MA · Massachusetts > Suffolk County

BALANCED MARKET

\$782K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

85

SALES (12 MO)

\$545K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



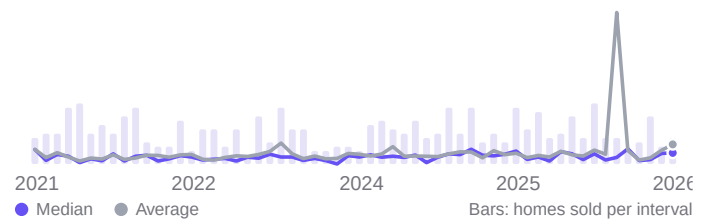
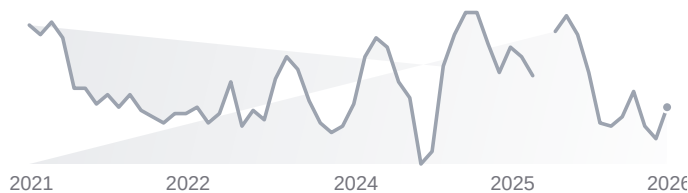
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$900K · Average \$1.3M

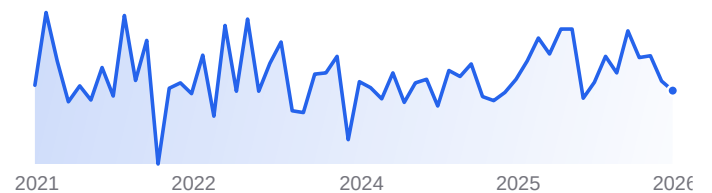
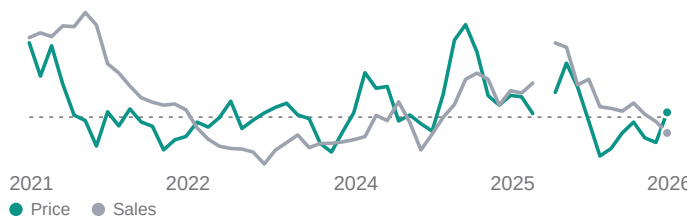


Growth (year over year)

Price +3.5% · Sales -11.5%

Price per square foot

\$244/ft²

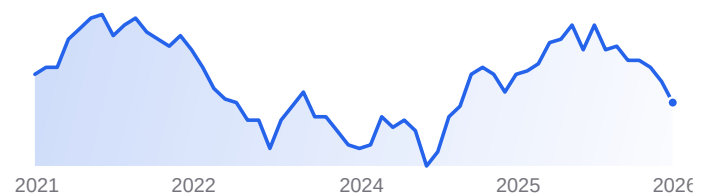


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

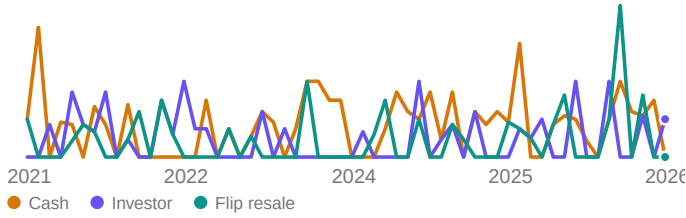
2.9%



BUYERS & OUTCOMES

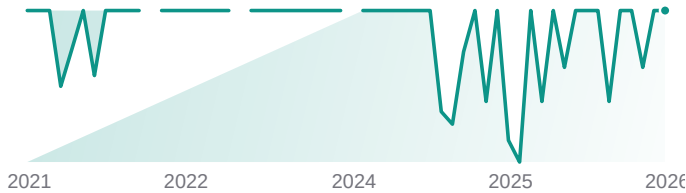
Buyer mix

Cash 0% · Investor 17% · Flip resale 0%



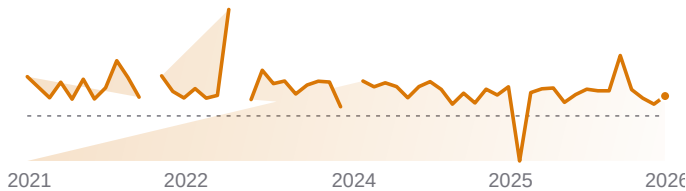
Sellers who sold at a gain

100%

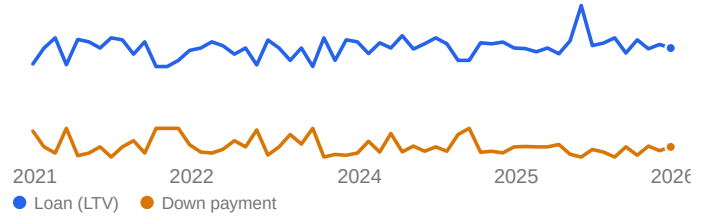


Median annualized return at resale

+5.5%

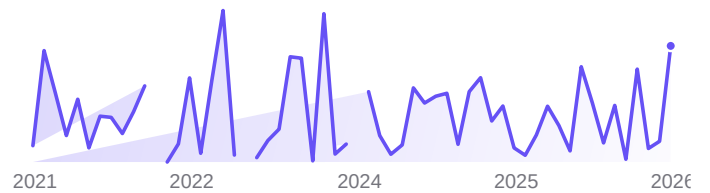


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



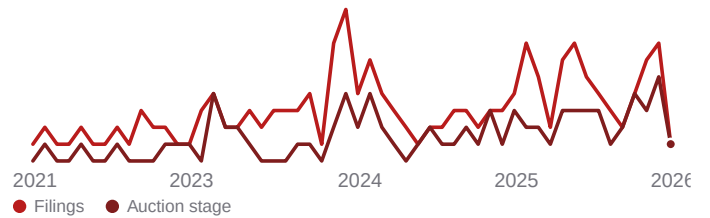
Typical hold before selling

26.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,911
Median value (AVM)	\$545K
Median size	3,251 ft²
Median bedrooms	6
Median year built	1905
Single family	12%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.1%
Owner occupied	68%
Company owned	19%
Median loan-to-value	43%

Typical ownership tenure

16.6 yrs

COMMUNITY

Population	28,076
Density	22,114 / mi²
Median household income	\$46K
Average household income	\$78K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	73
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	23.4%
Unemployment	1.0%
Average temp	50°F
Annual precip	47 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.