

Dorchester 02122

ZIP code · MA · Massachusetts > Suffolk County

BALANCED MARKET

\$638K

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

182

SALES (12 MO)

\$637K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

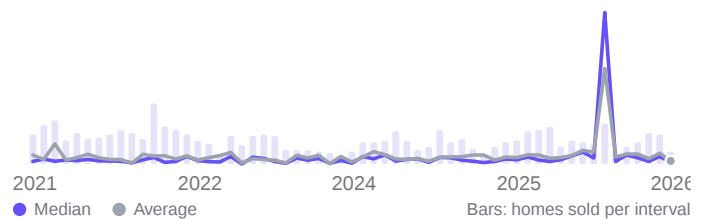
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$565K · Average \$614K

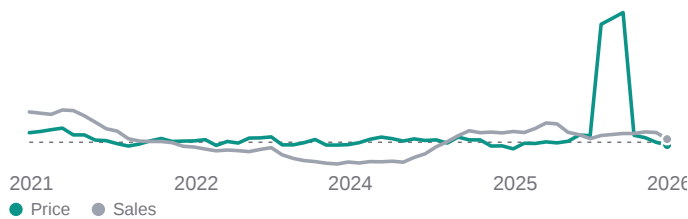


Growth (year over year)

Price -5.4% · Sales +6.4%

Price per square foot

\$515/ft²

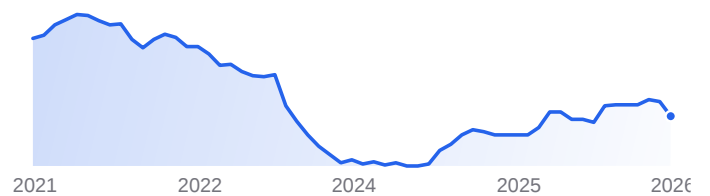


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

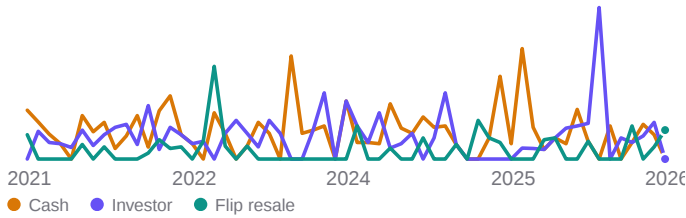
3.7%



BUYERS & OUTCOMES

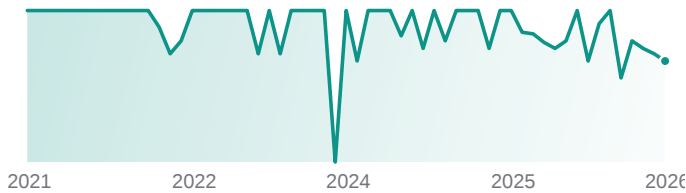
Buyer mix

Cash 0% · Investor 0% · Flip resale 13%



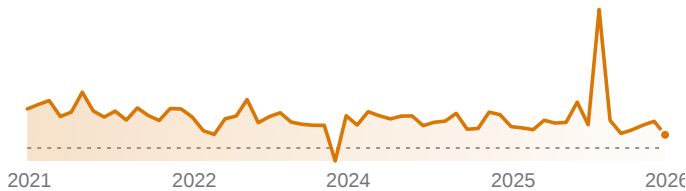
Sellers who sold at a gain

83%

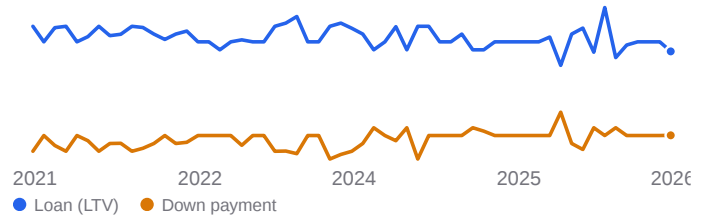


Median annualized return at resale

+2.4%

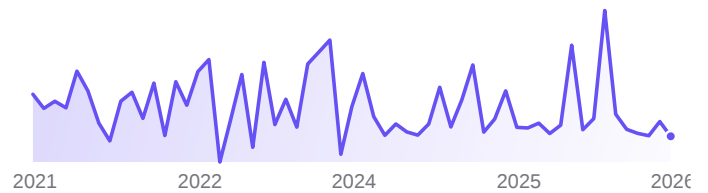


Financing (share of purchase price) Loan (LTV) 74% · Down payment 20%



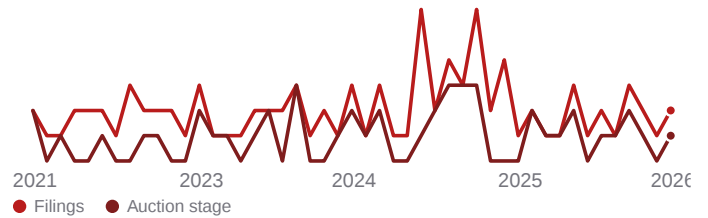
Typical hold before selling

4.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	4,918
Median value (AVM)	\$637K
Median size	1,907 ft²
Median bedrooms	4
Median year built	1910
Single family	21%
Condos	36%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.2%
Owner occupied	67%
Company owned	16%
Median loan-to-value	52%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	23,849
Density	11,977 / mi²
Median household income	\$85K
Average household income	\$117K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	76
Homes occupied	93%
Bachelor's or higher	22%
Poverty rate	16.4%
Unemployment	1.2%
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.