

Dorchester Center 02124

ZIP code · MA · Massachusetts > Suffolk County

BUYER'S MARKET

\$699K

MEDIAN SALE PRICE

-12.3%

1-YR CHANGE

283

SALES (12 MO)

\$653K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



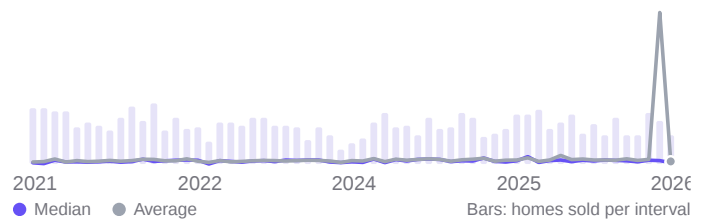
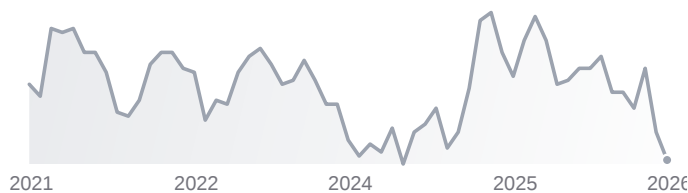
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$570K · Average \$685K

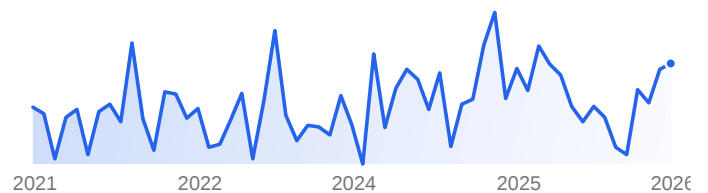
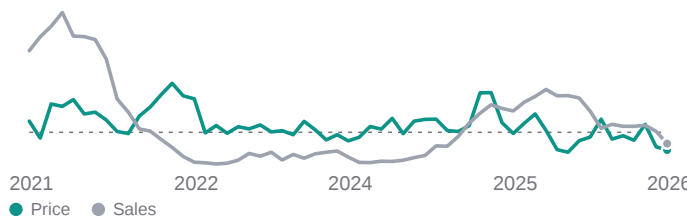


Growth (year over year)

Price -12.3% · Sales -7.8%

Price per square foot

\$418/ft²

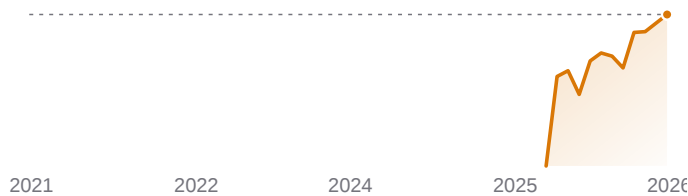


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

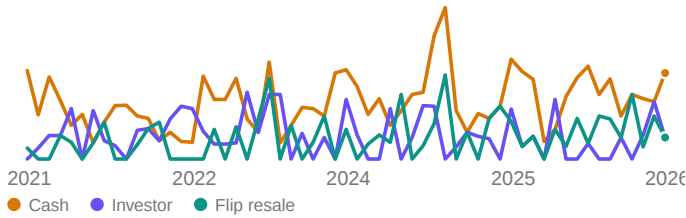
3.2%



BUYERS & OUTCOMES

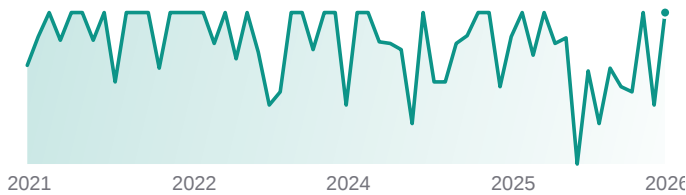
Buyer mix

Cash 22% · Investor 5.6% · Flip resale 5.6%



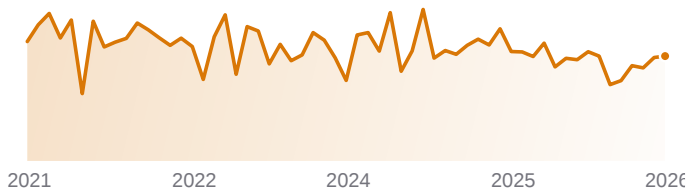
Sellers who sold at a gain

100%

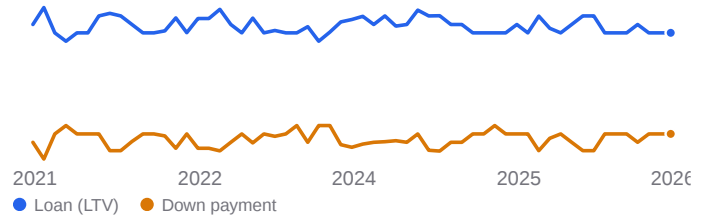


Median annualized return at resale

+5.3%

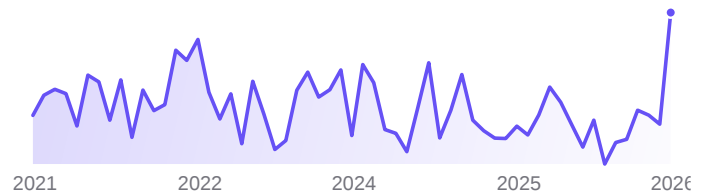


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



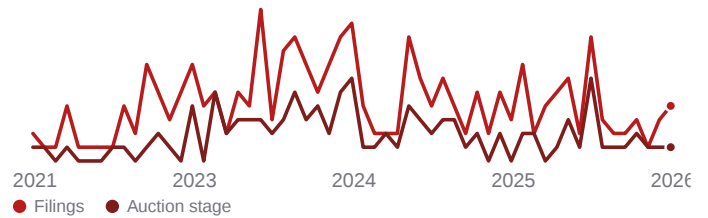
Typical hold before selling

26.8 yrs



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	8,902
Median value (AVM)	\$653K
Median size	2,366 ft²
Median bedrooms	4
Median year built	1910
Single family	32%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	17%
Median loan-to-value	45%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	50,753
Density	13,831 / mi²
Median household income	\$79K
Average household income	\$114K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	73
Homes occupied	94%
Bachelor's or higher	19%
Poverty rate	15.2%
Unemployment	1.1%
Average temp	50°F
Annual precip	48 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.