

Dorchester 02125

ZIP code · MA · Massachusetts > Suffolk County

BUYER'S MARKET

\$706K

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

190

SALES (12 MO)

\$639K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



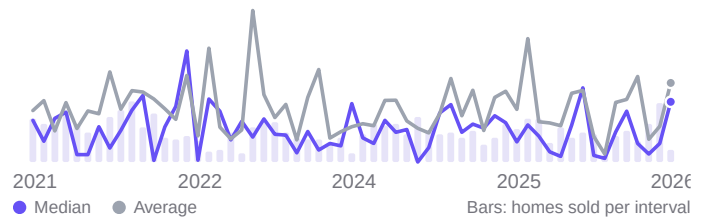
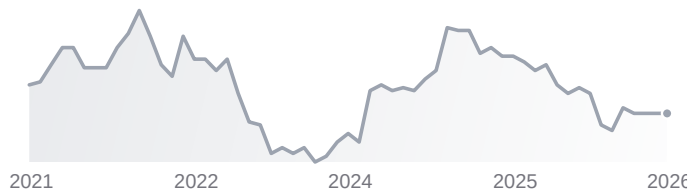
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$875K · Average \$977K

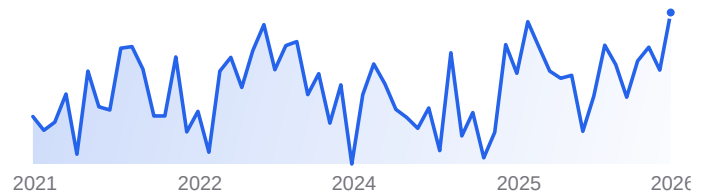
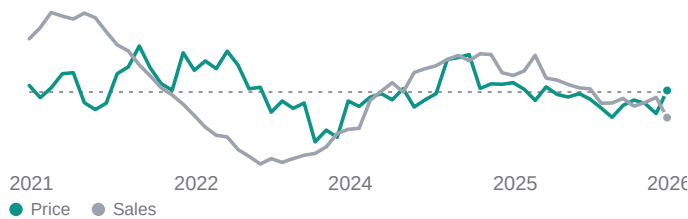


Growth (year over year)

Price +0.9% · Sales -15.2%

Price per square foot

\$587/ft²

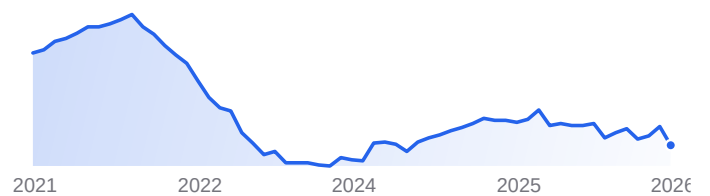


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

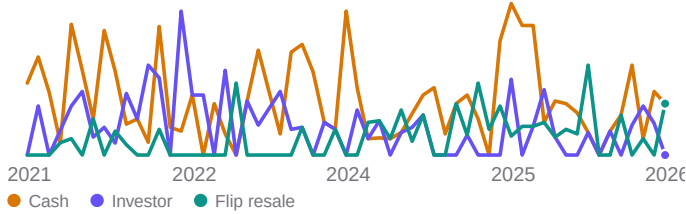
3.3%



BUYERS & OUTCOMES

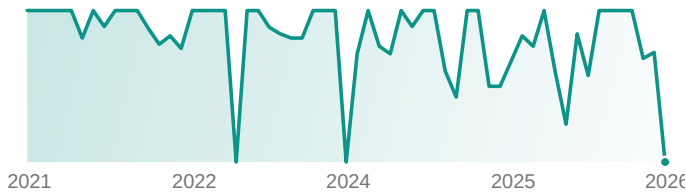
Buyer mix

Cash 14% · Investor 0% · Flip resale 14%



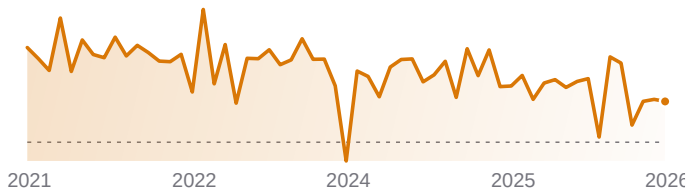
Sellers who sold at a gain

50%

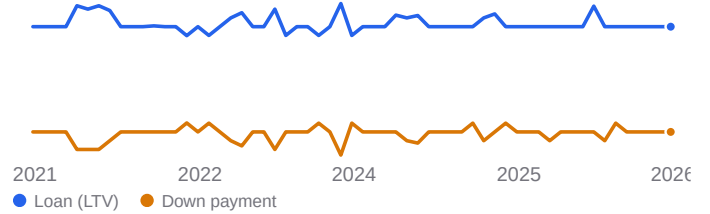


Median annualized return at resale

+3.0%

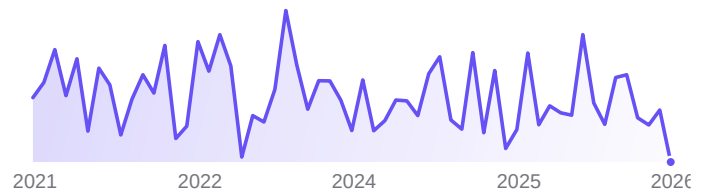


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



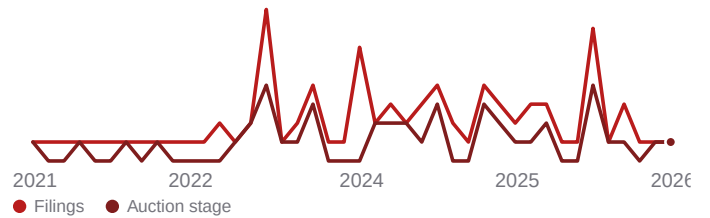
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,736
Median value (AVM)	\$639K
Median size	2,055 ft²
Median bedrooms	4
Median year built	1905
Single family	16%
Condos	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.2%
Owner occupied	62%
Company owned	20%
Median loan-to-value	47%

Typical ownership tenure

14.1 yrs

COMMUNITY

Population	34,548
Density	12,979 / mi²
Median household income	\$69K
Average household income	\$100K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	80
Homes occupied	93%
Bachelor's or higher	24%
Poverty rate	23.5%
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.