Local Market Update – June 2020

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

South End / Bay Village

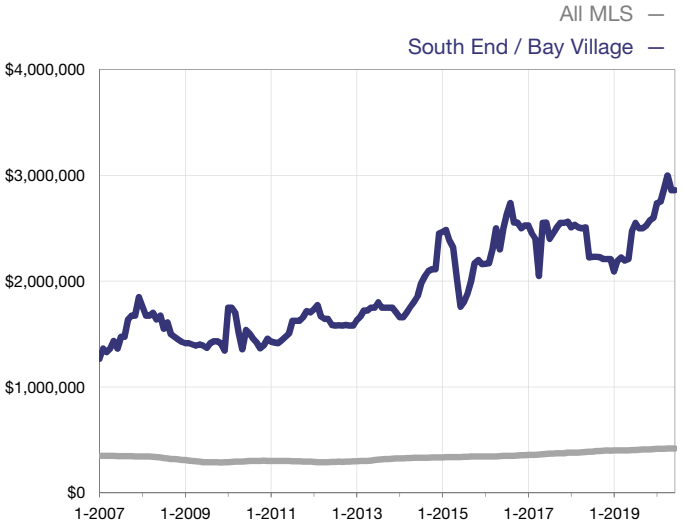
Single-Family Properties	June			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	6	**4**	- 33.3%	21	**11**	- 47.6%
Closed Sales	3	**3**	0.0%	18	**7**	- 61.1%
Median Sales Price*	$2,500,000	**$330,000**	- 86.8%	$2,525,000	**$2,995,000**	+ 18.6%
Inventory of Homes for Sale	7	**14**	+ 100.0%	--	--	--
Months Supply of Inventory	2.3	**5.9**	+ 156.5%	--	--	--
Cumulative Days on Market Until Sale	81	**153**	+ 88.9%	66	**90**	+ 36.4%
Percent of Original List Price Received*	91.1%	**89.3%**	- 2.0%	94.7%	**92.2%**	- 2.6%
New Listings	2	**10**	+ 400.0%	25	**29**	+ 16.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

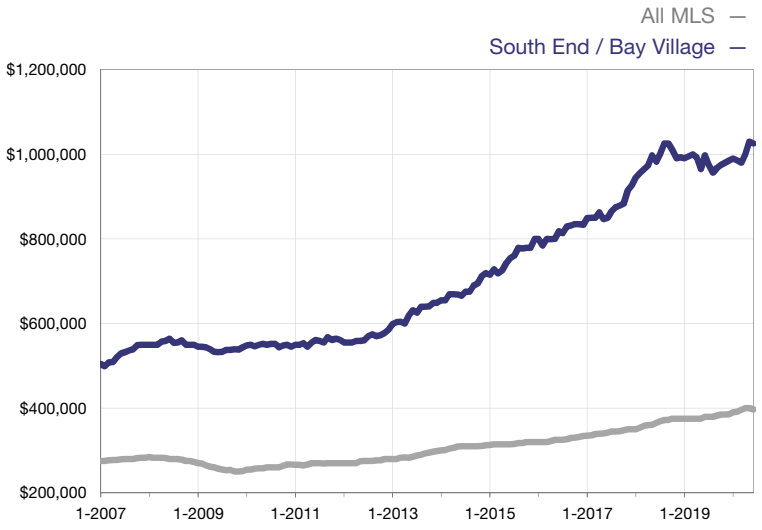
Condominium Properties	June			Year to Date		
Key Metrics	**2019**	**2020**	**+ / –**	**2019**	**2020**	**+ / –**
Pending Sales	44	**56**	+ 27.3%	236	**200**	- 15.3%
Closed Sales	51	**34**	- 33.3%	194	**132**	- 32.0%
Median Sales Price*	$1,075,000	**$1,033,750**	- 3.8%	$1,001,000	**$1,075,000**	+ 7.4%
Inventory of Homes for Sale	85	**173**	+ 103.5%	--	--	--
Months Supply of Inventory	2.4	**5.9**	+ 145.8%	--	--	--
Cumulative Days on Market Until Sale	40	**29**	- 27.5%	52	**54**	+ 3.8%
Percent of Original List Price Received*	98.9%	**97.9%**	- 1.0%	98.3%	**97.2%**	- 1.1%
New Listings	44	**130**	+ 195.5%	313	**401**	+ 28.1%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties
Rolling 12-Month Calculation



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