

Local Market Update – June 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	9	+ 200.0%	13	31	+ 138.5%
Closed Sales	2	5	+ 150.0%	7	20	+ 185.7%
Median Sales Price*	\$1,224,500	\$1,275,000	+ 4.1%	\$889,000	\$1,050,000	+ 18.1%
Inventory of Homes for Sale	14	12	- 14.3%	--	--	--
Months Supply of Inventory	3.7	2.4	- 35.1%	--	--	--
Cumulative Days on Market Until Sale	49	32	- 34.7%	36	73	+ 102.8%
Percent of Original List Price Received*	96.9%	96.7%	- 0.2%	97.2%	95.6%	- 1.6%
New Listings	7	12	+ 71.4%	31	42	+ 35.5%

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

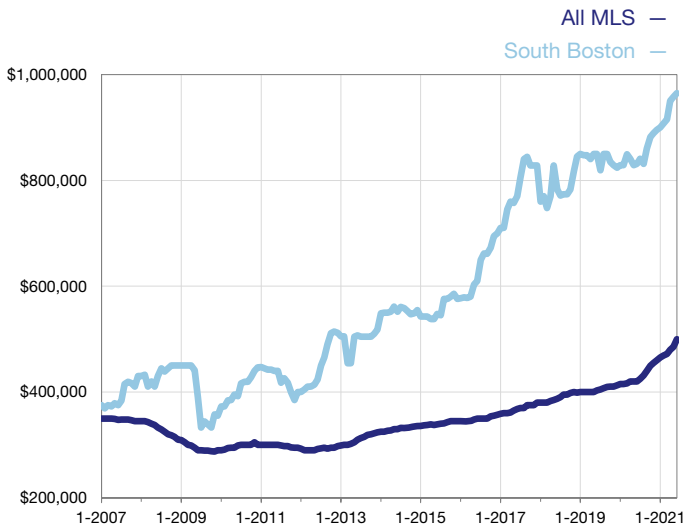
Condominium Properties

Key Metrics	June			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	64	73	+ 14.1%	257	468	+ 82.1%
Closed Sales	28	79	+ 182.1%	196	367	+ 87.2%
Median Sales Price*	\$747,500	\$780,000	+ 4.3%	\$799,250	\$765,000	- 4.3%
Inventory of Homes for Sale	190	101	- 46.8%	--	--	--
Months Supply of Inventory	5.1	1.9	- 62.7%	--	--	--
Cumulative Days on Market Until Sale	43	35	- 18.6%	68	57	- 16.2%
Percent of Original List Price Received*	99.0%	99.4%	+ 0.4%	97.1%	97.5%	+ 0.4%
New Listings	113	82	- 27.4%	451	534	+ 18.4%

* 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

