Local Market Update – June 2022

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

South End / Bay Village

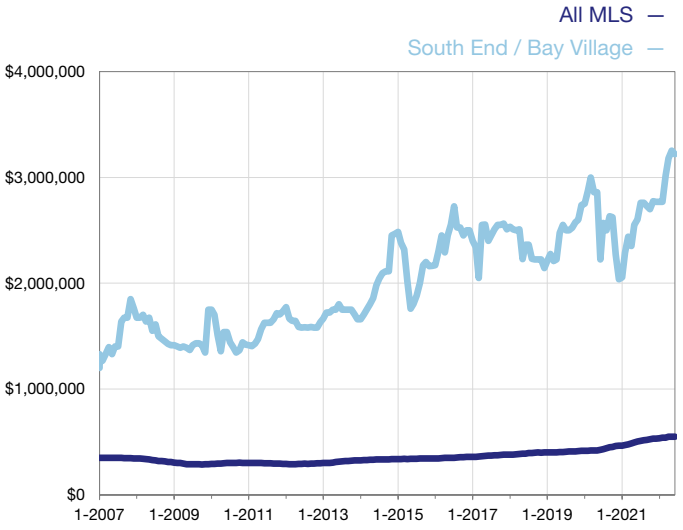
Single-Family Properties	June			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	4	**2**	- 50.0%	24	**13**	- 45.8%
Closed Sales	3	**2**	- 33.3%	22	**11**	- 50.0%
Median Sales Price*	$2,856,000	**$3,810,000**	+ 33.4%	$2,677,500	**$3,220,000**	+ 20.3%
Inventory of Homes for Sale	11	**13**	+ 18.2%	--	--	--
Months Supply of Inventory	2.9	**4.0**	+ 37.9%	--	--	--
Cumulative Days on Market Until Sale	45	**28**	- 37.8%	79	**88**	+ 11.4%
Percent of Original List Price Received*	94.8%	**98.4%**	+ 3.8%	95.6%	**95.6%**	0.0%
New Listings	4	**3**	- 25.0%	35	**22**	- 37.1%

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

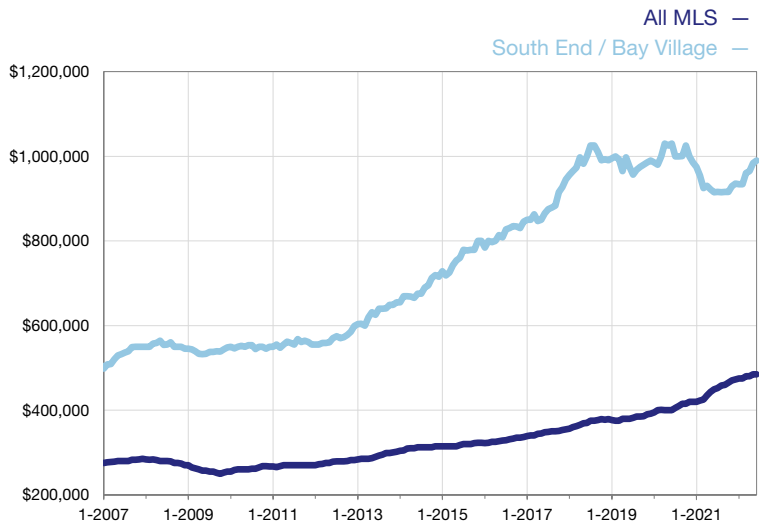
Condominium Properties	June			Year to Date		
Key Metrics	**2021**	**2022**	**+ / –**	**2021**	**2022**	**+ / –**
Pending Sales	73	**55**	- 24.7%	345	**391**	+ 13.3%
Closed Sales	86	**91**	+ 5.8%	291	**309**	+ 6.2%
Median Sales Price*	$897,500	**$1,130,000**	+ 25.9%	$915,000	**$1,025,000**	+ 12.0%
Inventory of Homes for Sale	157	**142**	- 9.6%	--	--	--
Months Supply of Inventory	3.4	**2.7**	- 20.6%	--	--	--
Cumulative Days on Market Until Sale	49	**29**	- 40.8%	57	**42**	- 26.3%
Percent of Original List Price Received*	99.9%	**100.7%**	+ 0.8%	98.2%	**99.8%**	+ 1.6%
New Listings	118	**92**	- 22.0%	485	**605**	+ 24.7%

* 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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