

Local Market Update – August 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	4	4	0.0%	38	35	- 7.9%
Closed Sales	6	4	- 33.3%	36	30	- 16.7%
Median Sales Price*	\$1,026,500	\$1,040,000	+ 1.3%	\$1,025,000	\$979,500	- 4.4%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	41	25	- 39.0%	54	33	- 38.9%
Percent of Original List Price Received*	96.5%	96.8%	+ 0.3%	96.3%	99.2%	+ 3.0%
New Listings	3	4	+ 33.3%	49	49	0.0%

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

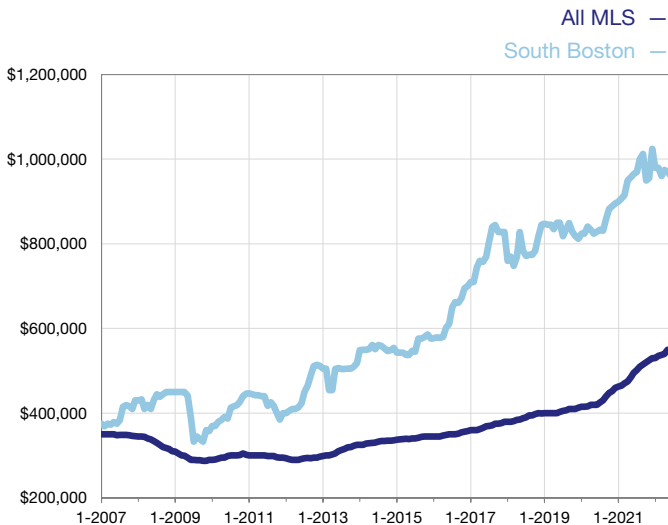
Condominium Properties

Key Metrics	August			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	34	28	- 17.6%	538	351	- 34.8%
Closed Sales	61	42	- 31.1%	501	347	- 30.7%
Median Sales Price*	\$768,000	\$796,750	+ 3.7%	\$765,000	\$840,000	+ 9.8%
Inventory of Homes for Sale	89	64	- 28.1%	--	--	--
Months Supply of Inventory	1.6	1.5	- 6.3%	--	--	--
Cumulative Days on Market Until Sale	42	37	- 11.9%	53	42	- 20.8%
Percent of Original List Price Received*	98.5%	97.2%	- 1.3%	97.9%	98.5%	+ 0.6%
New Listings	34	22	- 35.3%	613	451	- 26.4%

* 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

