

# Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	0	3	--	50	46	- 8.0%
Closed Sales	5	1	- 80.0%	55	40	- 27.3%
Median Sales Price*	\$1,160,000	\$1,800,000	+ 55.2%	\$1,025,000	\$1,050,000	+ 2.4%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.3	1.3	0.0%	--	--	--
Cumulative Days on Market Until Sale	33	16	- 51.5%	47	34	- 27.7%
Percent of Original List Price Received*	97.4%	81.8%	- 16.0%	97.2%	97.8%	+ 0.6%
New Listings	1	0	- 100.0%	70	67	- 4.3%

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

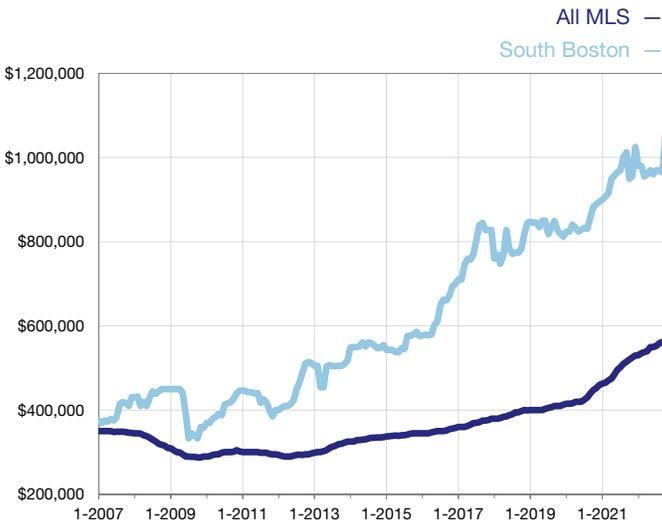
### Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	31	21	- 32.3%	687	420	- 38.9%
Closed Sales	48	11	- 77.1%	696	440	- 36.8%
Median Sales Price*	\$762,500	\$637,000	- 16.5%	\$773,450	\$822,500	+ 6.3%
Inventory of Homes for Sale	78	39	- 50.0%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--
Cumulative Days on Market Until Sale	46	76	+ 65.2%	51	44	- 13.7%
Percent of Original List Price Received*	97.3%	92.1%	- 5.3%	98.1%	97.9%	- 0.2%
New Listings	13	7	- 46.2%	828	579	- 30.1%

\* 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

