

Local Market Update – December 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	1	0	- 100.0%	48	27	- 43.8%
Closed Sales	10	3	- 70.0%	54	27	- 50.0%
Median Sales Price*	\$3,650,000	\$3,325,000	- 8.9%	\$2,767,500	\$3,000,000	+ 8.4%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--
Cumulative Days on Market Until Sale	108	118	+ 9.3%	70	91	+ 30.0%
Percent of Original List Price Received*	94.9%	92.7%	- 2.3%	96.4%	93.2%	- 3.3%
New Listings	1	1	0.0%	69	38	- 44.9%

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

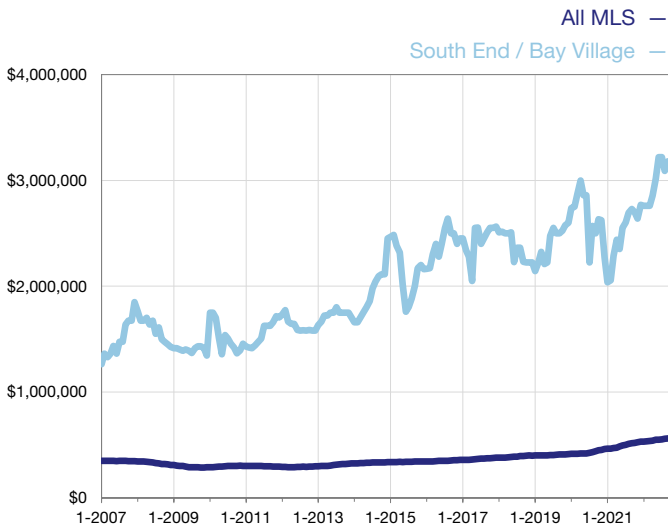
Condominium Properties

Key Metrics	December			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	33	20	- 39.4%	579	544	- 6.0%
Closed Sales	69	22	- 68.1%	594	531	- 10.6%
Median Sales Price*	\$979,000	\$1,237,125	+ 26.4%	\$929,600	\$1,060,000	+ 14.0%
Inventory of Homes for Sale	91	63	- 30.8%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	52	43	- 17.3%	51	40	- 21.6%
Percent of Original List Price Received*	99.2%	97.4%	- 1.8%	98.5%	99.2%	+ 0.7%
New Listings	9	11	+ 22.2%	809	858	+ 6.1%

* 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

