

# Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	1	- 75.0%	4	1	- 75.0%
Closed Sales	2	4	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$587,500	<b>\$950,000</b>	+ 61.7%	\$587,500	<b>\$950,000</b>	+ 61.7%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	2.5	+ 92.3%	--	--	--
Cumulative Days on Market Until Sale	131	59	- 55.0%	131	59	- 55.0%
Percent of Original List Price Received*	74.6%	<b>92.0%</b>	+ 23.3%	74.6%	<b>92.0%</b>	+ 23.3%
New Listings	5	5	0.0%	5	5	0.0%

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

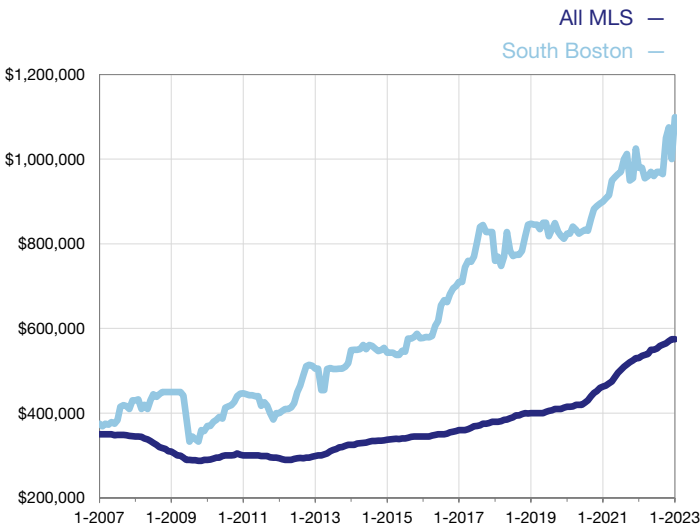
### Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	22	- 15.4%	26	22	- 15.4%
Closed Sales	20	13	- 35.0%	20	13	- 35.0%
Median Sales Price*	\$849,500	<b>\$677,500</b>	- 20.2%	\$849,500	<b>\$677,500</b>	- 20.2%
Inventory of Homes for Sale	80	47	- 41.3%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--
Cumulative Days on Market Until Sale	88	55	- 37.5%	88	55	- 37.5%
Percent of Original List Price Received*	94.8%	<b>96.1%</b>	+ 1.4%	94.8%	<b>96.1%</b>	+ 1.4%
New Listings	31	36	+ 16.1%	31	36	+ 16.1%

\* 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

