

Local Market Update – January 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$379,900	\$6,745,000	+ 1,675.5%	\$379,900	\$6,745,000	+ 1,675.5%
Inventory of Homes for Sale	8	3	- 62.5%	--	--	--
Months Supply of Inventory	2.0	1.2	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	6	27	+ 350.0%	6	27	+ 350.0%
Percent of Original List Price Received*	102.7%	99.3%	- 3.3%	102.7%	99.3%	- 3.3%
New Listings	4	2	- 50.0%	4	2	- 50.0%

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

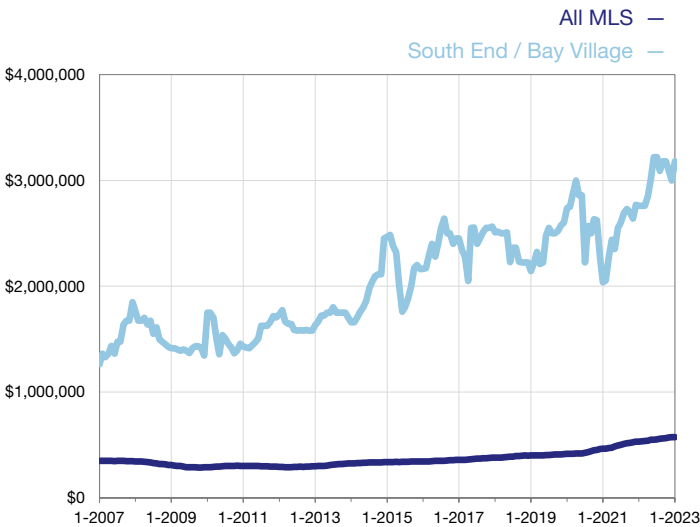
Condominium Properties

Key Metrics	January			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	28	19	- 32.1%	28	19	- 32.1%
Closed Sales	33	22	- 33.3%	33	22	- 33.3%
Median Sales Price*	\$950,000	\$1,150,000	+ 21.1%	\$950,000	\$1,150,000	+ 21.1%
Inventory of Homes for Sale	102	70	- 31.4%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--
Cumulative Days on Market Until Sale	79	49	- 38.0%	79	49	- 38.0%
Percent of Original List Price Received*	97.4%	97.3%	- 0.1%	97.4%	97.3%	- 0.1%
New Listings	71	42	- 40.8%	71	42	- 40.8%

* 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

