

Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	1	- 80.0%	6	2	- 66.7%
Closed Sales	0	1	--	1	2	+ 100.0%
Median Sales Price*	\$0	\$4,800,000	--	\$379,900	\$5,772,500	+ 1,419.5%
Inventory of Homes for Sale	4	3	- 25.0%	--	--	--
Months Supply of Inventory	0.9	1.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	0	150	--	6	89	+ 1,383.3%
Percent of Original List Price Received*	0.0%	99.0%	--	102.7%	99.1%	- 3.5%
New Listings	2	2	0.0%	6	4	- 33.3%

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

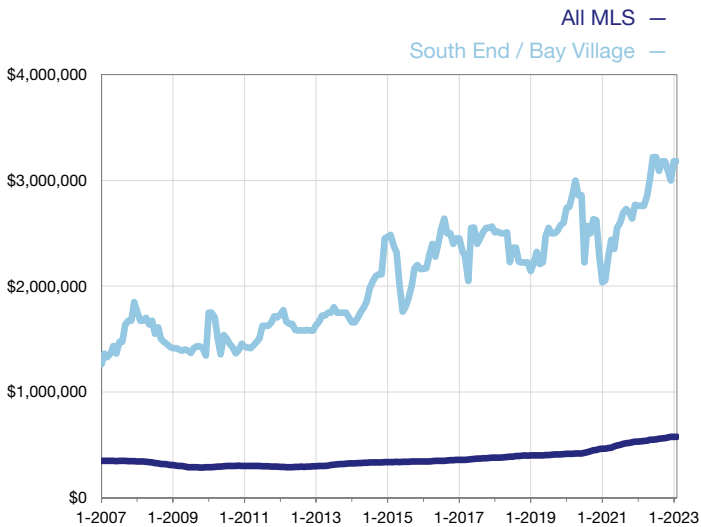
Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	66	23	- 65.2%	94	41	- 56.4%
Closed Sales	23	16	- 30.4%	56	38	- 32.1%
Median Sales Price*	\$822,000	\$1,312,000	+ 59.6%	\$945,000	\$1,230,000	+ 30.2%
Inventory of Homes for Sale	117	71	- 39.3%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--
Cumulative Days on Market Until Sale	79	68	- 13.9%	79	57	- 27.8%
Percent of Original List Price Received*	96.9%	97.6%	+ 0.7%	97.2%	97.5%	+ 0.3%
New Listings	98	35	- 64.3%	169	77	- 54.4%

* 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

