

Local Market Update – December 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	4	3	- 25.0%	45	47	+ 4.4%
Closed Sales	3	1	- 66.7%	45	50	+ 11.1%
Median Sales Price*	\$685,000	\$870,000	+ 27.0%	\$828,000	\$840,000	+ 1.4%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--
Cumulative Days on Market Until Sale	27	25	- 7.4%	53	51	- 3.8%
Percent of Original List Price Received*	94.4%	96.8%	+ 2.5%	96.5%	96.8%	+ 0.3%
New Listings	2	1	- 50.0%	61	64	+ 4.9%

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

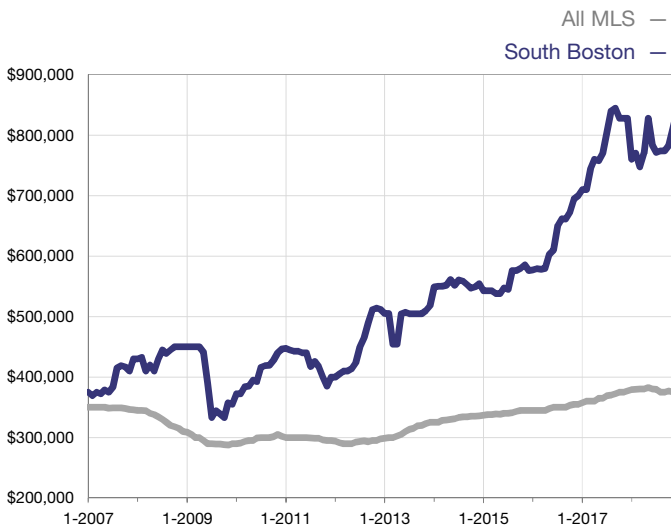
Condominium Properties

Key Metrics	December			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	25	35	+ 40.0%	584	593	+ 1.5%
Closed Sales	34	31	- 8.8%	546	608	+ 11.4%
Median Sales Price*	\$825,493	\$695,000	- 15.8%	\$675,000	\$780,050	+ 15.6%
Inventory of Homes for Sale	78	85	+ 9.0%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	62	46	- 25.8%	40	36	- 10.0%
Percent of Original List Price Received*	96.7%	95.2%	- 1.6%	100.0%	99.0%	- 1.0%
New Listings	20	19	- 5.0%	786	833	+ 6.0%

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

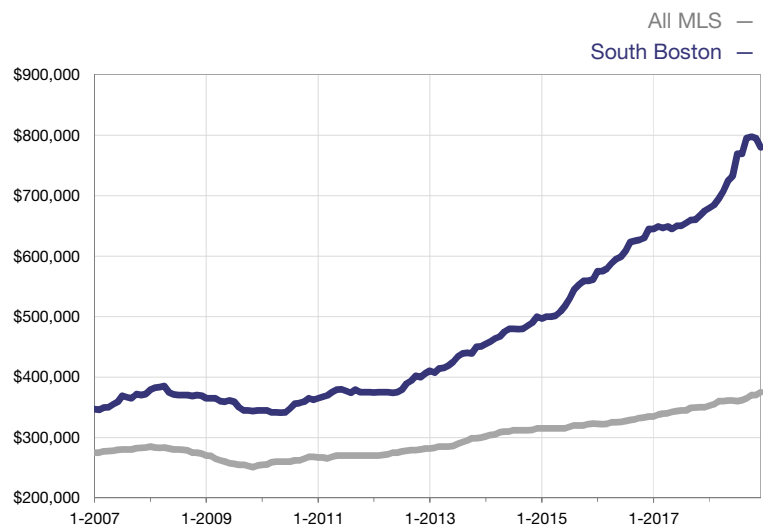
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



MASSACHUSETTS ASSOCIATION OF REALTORS®

