

Local Market Update – July 2019

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	3	4	+ 33.3%	30	38	+ 26.7%
Closed Sales	3	8	+ 166.7%	28	30	+ 7.1%
Median Sales Price*	\$910,000	\$797,500	- 12.4%	\$852,500	\$834,500	- 2.1%
Inventory of Homes for Sale	9	7	- 22.2%	--	--	--
Months Supply of Inventory	2.5	1.6	- 36.0%	--	--	--
Cumulative Days on Market Until Sale	33	20	- 39.4%	51	46	- 9.8%
Percent of Original List Price Received*	113.6%	96.9%	- 14.7%	100.7%	94.4%	- 6.3%
New Listings	3	2	- 33.3%	40	42	+ 5.0%

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

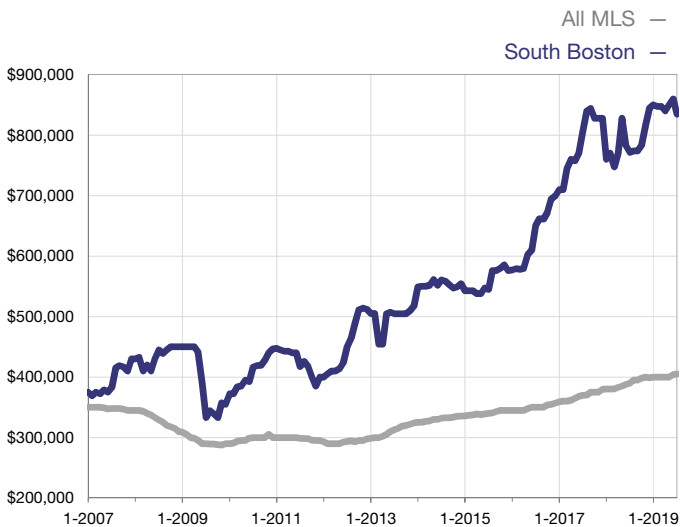
Condominium Properties

Key Metrics	July			Year to Date		
	2018	2019	+ / -	2018	2019	+ / -
Pending Sales	56	38	- 32.1%	412	354	- 14.1%
Closed Sales	131	58	- 55.7%	373	332	- 11.0%
Median Sales Price*	\$849,000	\$830,000	- 2.2%	\$800,000	\$780,000	- 2.5%
Inventory of Homes for Sale	124	124	0.0%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--
Cumulative Days on Market Until Sale	26	40	+ 53.8%	34	53	+ 55.9%
Percent of Original List Price Received*	100.0%	97.4%	- 2.6%	99.6%	97.9%	- 1.7%
New Listings	60	41	- 31.7%	543	483	- 11.0%

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

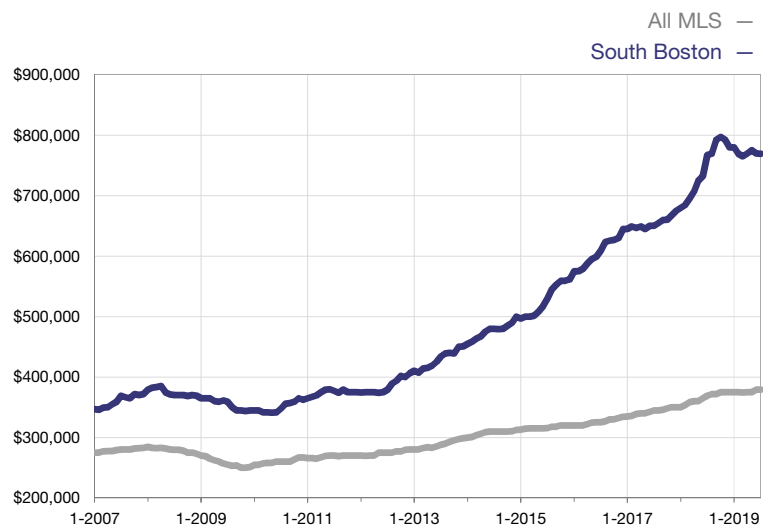
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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