

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	4	--	7	13	+ 85.7%
Closed Sales	2	5	+ 150.0%	5	13	+ 160.0%
Median Sales Price*	\$687,000	\$1,075,000	+ 56.5%	\$889,000	\$1,025,000	+ 15.3%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	18	122	+ 577.8%	31	95	+ 206.5%
Percent of Original List Price Received*	95.7%	91.9%	- 4.0%	97.3%	94.4%	- 3.0%
New Listings	3	7	+ 133.3%	16	16	0.0%

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

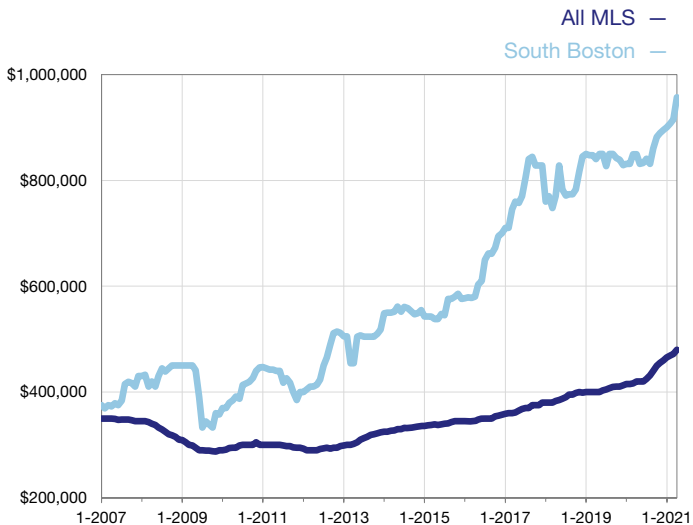
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	24	86	+ 258.3%	145	322	+ 122.1%
Closed Sales	51	60	+ 17.6%	143	186	+ 30.1%
Median Sales Price*	\$829,000	\$778,500	- 6.1%	\$825,000	\$755,000	- 8.5%
Inventory of Homes for Sale	123	117	- 4.9%	--	--	--
Months Supply of Inventory	2.8	2.7	- 3.6%	--	--	--
Cumulative Days on Market Until Sale	44	69	+ 56.8%	72	72	0.0%
Percent of Original List Price Received*	99.4%	97.9%	- 1.5%	96.9%	96.5%	- 0.4%
New Listings	43	131	+ 204.7%	231	367	+ 58.9%

* 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

