

Local Market Update – May 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	3	10	+ 233.3%	10	23	+ 130.0%
Closed Sales	0	1	--	5	15	+ 200.0%
Median Sales Price*	\$0	\$1,350,000	--	\$889,000	\$1,025,000	+ 15.3%
Inventory of Homes for Sale	16	9	- 43.8%	--	--	--
Months Supply of Inventory	3.8	1.9	- 50.0%	--	--	--
Cumulative Days on Market Until Sale	0	47	--	31	86	+ 177.4%
Percent of Original List Price Received*	0.0%	98.2%	--	97.3%	95.2%	- 2.2%
New Listings	9	13	+ 44.4%	26	29	+ 11.5%

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

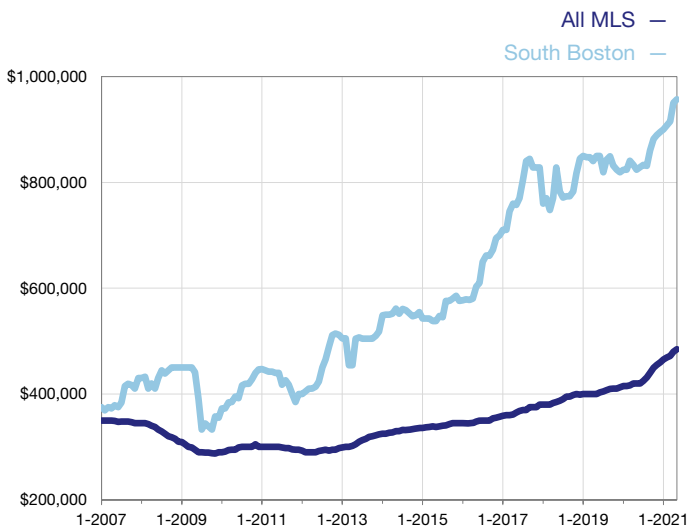
Condominium Properties

Key Metrics	May			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	48	78	+ 62.5%	193	396	+ 105.2%
Closed Sales	25	95	+ 280.0%	168	284	+ 69.0%
Median Sales Price*	\$743,000	\$774,900	+ 4.3%	\$807,500	\$765,000	- 5.3%
Inventory of Homes for Sale	162	111	- 31.5%	--	--	--
Months Supply of Inventory	4.0	2.2	- 45.0%	--	--	--
Cumulative Days on Market Until Sale	75	45	- 40.0%	72	62	- 13.9%
Percent of Original List Price Received*	96.3%	97.9%	+ 1.7%	96.8%	97.0%	+ 0.2%
New Listings	106	84	- 20.8%	336	451	+ 34.2%

* 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

