

Local Market Update – August 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	9	3	- 66.7%	35	38	+ 8.6%
Closed Sales	9	6	- 33.3%	21	36	+ 71.4%
Median Sales Price*	\$850,000	\$1,026,500	+ 20.8%	\$850,000	\$1,025,000	+ 20.6%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	3.0	0.8	- 73.3%	--	--	--
Cumulative Days on Market Until Sale	70	41	- 41.4%	51	54	+ 5.9%
Percent of Original List Price Received*	97.0%	96.5%	- 0.5%	97.9%	96.3%	- 1.6%
New Listings	9	2	- 77.8%	55	46	- 16.4%

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

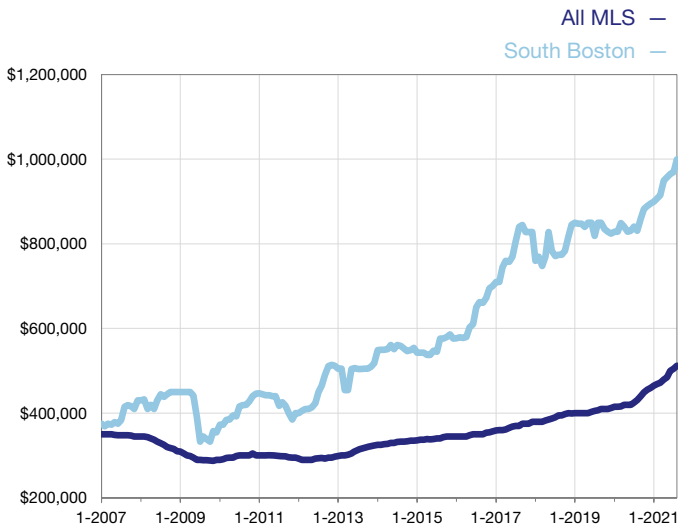
Condominium Properties

Key Metrics	August			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	42	34	- 19.0%	355	545	+ 53.5%
Closed Sales	50	59	+ 18.0%	307	493	+ 60.6%
Median Sales Price*	\$672,500	\$768,000	+ 14.2%	\$770,000	\$760,000	- 1.3%
Inventory of Homes for Sale	195	63	- 67.7%	--	--	--
Months Supply of Inventory	5.3	1.1	- 79.2%	--	--	--
Cumulative Days on Market Until Sale	49	42	- 14.3%	60	52	- 13.3%
Percent of Original List Price Received*	97.4%	98.6%	+ 1.2%	97.7%	97.9%	+ 0.2%
New Listings	68	35	- 48.5%	615	610	- 0.8%

* 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

