

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	5	4	- 20.0%	50	44	- 12.0%
Closed Sales	3	2	- 33.3%	50	39	- 22.0%
Median Sales Price*	\$960,000	\$1,192,500	+ 24.2%	\$980,000	\$1,000,000	+ 2.0%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	2.0	2.8	+ 40.0%	--	--	--
Cumulative Days on Market Until Sale	21	24	+ 14.3%	48	35	- 27.1%
Percent of Original List Price Received*	100.3%	99.6%	- 0.7%	97.2%	98.3%	+ 1.1%
New Listings	1	4	+ 300.0%	69	67	- 2.9%

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

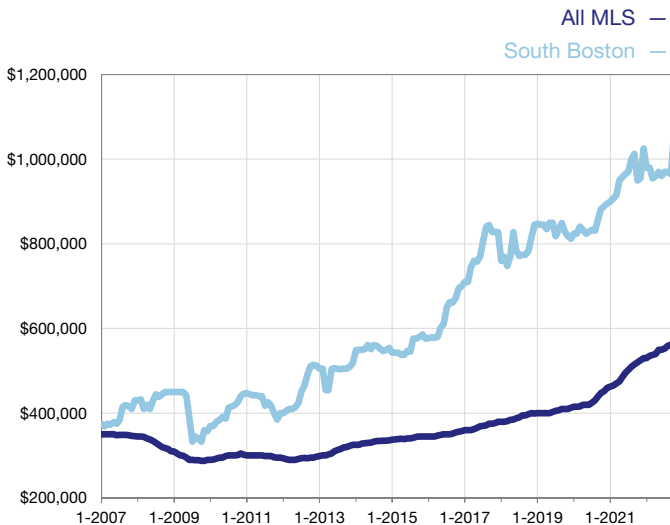
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	46	15	- 67.4%	656	401	- 38.9%
Closed Sales	45	19	- 57.8%	648	428	- 34.0%
Median Sales Price*	\$830,000	\$751,000	- 9.5%	\$774,950	\$825,000	+ 6.5%
Inventory of Homes for Sale	116	79	- 31.9%	--	--	--
Months Supply of Inventory	2.0	2.2	+ 10.0%	--	--	--
Cumulative Days on Market Until Sale	43	53	+ 23.3%	52	43	- 17.3%
Percent of Original List Price Received*	97.8%	94.8%	- 3.1%	98.1%	98.1%	0.0%
New Listings	29	26	- 10.3%	815	572	- 29.8%

* 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

