

Local Market Update – November 2022

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	7	2	- 71.4%	47	27	- 42.6%
Closed Sales	6	3	- 50.0%	44	24	- 45.5%
Median Sales Price*	\$3,112,500	\$398,000	- 87.2%	\$2,730,000	\$2,970,000	+ 8.8%
Inventory of Homes for Sale	13	4	- 69.2%	--	--	--
Months Supply of Inventory	2.7	1.7	- 37.0%	--	--	--
Cumulative Days on Market Until Sale	14	94	+ 571.4%	62	88	+ 41.9%
Percent of Original List Price Received*	99.4%	91.4%	- 8.0%	96.8%	93.3%	- 3.6%
New Listings	3	1	- 66.7%	68	37	- 45.6%

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

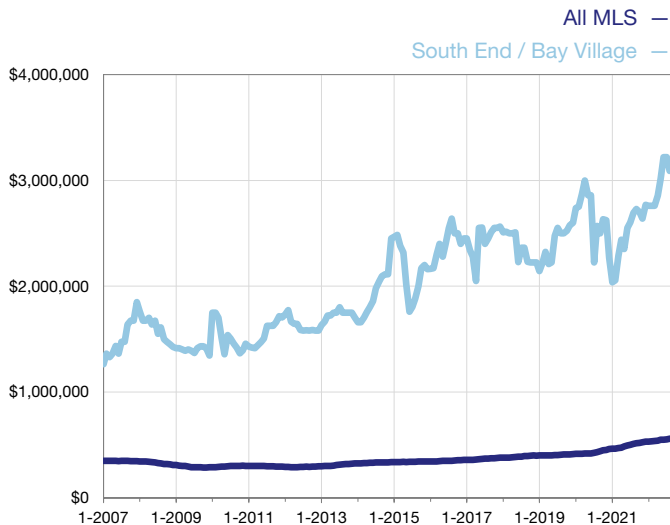
Condominium Properties

Key Metrics	November			Year to Date		
	2021	2022	+ / -	2021	2022	+ / -
Pending Sales	33	31	- 6.1%	546	528	- 3.3%
Closed Sales	40	21	- 47.5%	525	508	- 3.2%
Median Sales Price*	\$1,019,500	\$1,060,000	+ 4.0%	\$925,000	\$1,050,000	+ 13.5%
Inventory of Homes for Sale	156	110	- 29.5%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	35	25	- 28.6%	51	40	- 21.6%
Percent of Original List Price Received*	99.8%	99.0%	- 0.8%	98.4%	99.3%	+ 0.9%
New Listings	40	41	+ 2.5%	800	847	+ 5.9%

* 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

