

# Local Market Update – February 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	6	5	- 16.7%	10	6	- 40.0%
Closed Sales	1	1	0.0%	3	5	+ 66.7%
Median Sales Price*	\$920,000	<b>\$775,000</b>	- 15.8%	\$600,000	<b>\$775,000</b>	+ 29.2%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--
Cumulative Days on Market Until Sale	88	27	- 69.3%	117	53	- 54.7%
Percent of Original List Price Received*	98.0%	97.0%	- 1.0%	82.4%	93.0%	+ 12.9%
New Listings	4	2	- 50.0%	9	7	- 22.2%

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

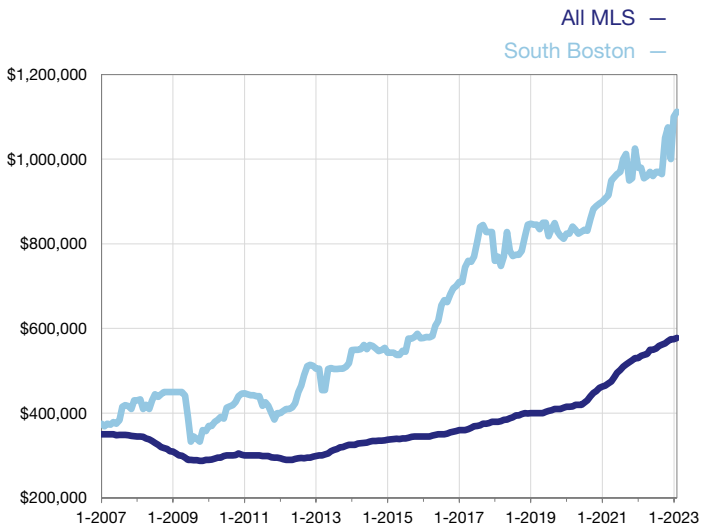
### Condominium Properties

Key Metrics	February			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	47	28	- 40.4%	73	47	- 35.6%
Closed Sales	24	15	- 37.5%	44	29	- 34.1%
Median Sales Price*	\$657,500	<b>\$865,000</b>	+ 31.6%	\$792,500	<b>\$699,000</b>	- 11.8%
Inventory of Homes for Sale	72	51	- 29.2%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--
Cumulative Days on Market Until Sale	67	104	+ 55.2%	77	81	+ 5.2%
Percent of Original List Price Received*	94.8%	95.3%	+ 0.5%	94.8%	95.7%	+ 0.9%
New Listings	49	31	- 36.7%	80	67	- 16.3%

\* 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

