

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	5	3	- 40.0%	15	9	- 40.0%
Closed Sales	6	2	- 66.7%	9	7	- 22.2%
Median Sales Price*	\$867,500	\$1,332,500	+ 53.6%	\$810,000	\$775,000	- 4.3%
Inventory of Homes for Sale	3	8	+ 166.7%	--	--	--
Months Supply of Inventory	0.6	2.5	+ 316.7%	--	--	--
Cumulative Days on Market Until Sale	50	110	+ 120.0%	72	69	- 4.2%
Percent of Original List Price Received*	97.8%	91.0%	- 7.0%	92.7%	92.5%	- 0.2%
New Listings	6	8	+ 33.3%	15	16	+ 6.7%

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

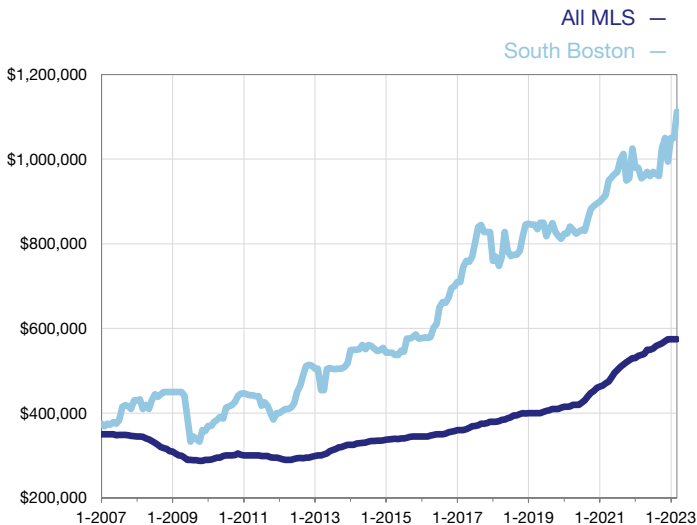
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	50	40	- 20.0%	123	84	- 31.7%
Closed Sales	40	35	- 12.5%	84	64	- 23.8%
Median Sales Price*	\$850,000	\$801,000	- 5.8%	\$817,500	\$790,500	- 3.3%
Inventory of Homes for Sale	98	66	- 32.7%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--
Cumulative Days on Market Until Sale	54	46	- 14.8%	66	62	- 6.1%
Percent of Original List Price Received*	97.8%	96.9%	- 0.9%	96.2%	96.3%	+ 0.1%
New Listings	87	62	- 28.7%	167	128	- 23.4%

* 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

