

Local Market Update – March 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	7	3	- 57.1%
Closed Sales	2	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$3,806,250	\$0	- 100.0%	\$2,712,500	\$5,772,500	+ 112.8%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	5.0	+ 284.6%	--	--	--
Cumulative Days on Market Until Sale	141	0	- 100.0%	96	89	- 7.3%
Percent of Original List Price Received*	94.8%	0.0%	- 100.0%	97.4%	99.1%	+ 1.7%
New Listings	3	9	+ 200.0%	9	13	+ 44.4%

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

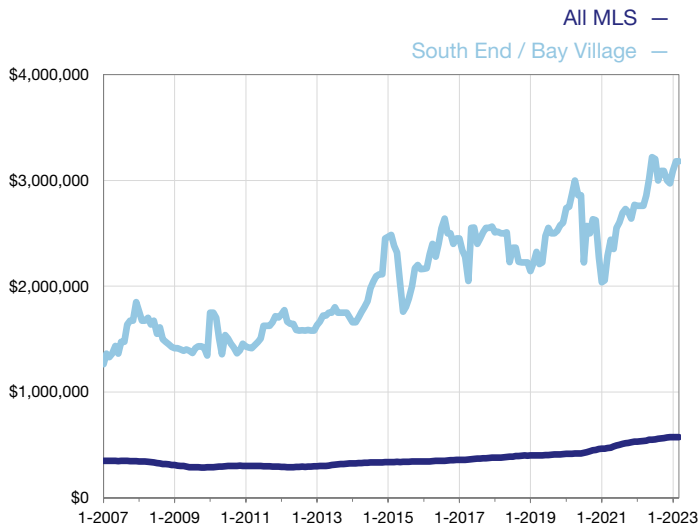
Condominium Properties

Key Metrics	March			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	72	39	- 45.8%	166	76	- 54.2%
Closed Sales	41	25	- 39.0%	97	64	- 34.0%
Median Sales Price*	\$900,000	\$1,080,000	+ 20.0%	\$930,000	\$1,150,000	+ 23.7%
Inventory of Homes for Sale	141	88	- 37.6%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--
Cumulative Days on Market Until Sale	51	74	+ 45.1%	67	65	- 3.0%
Percent of Original List Price Received*	100.8%	97.5%	- 3.3%	98.7%	97.3%	- 1.4%
New Listings	130	67	- 48.5%	299	146	- 51.2%

* 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

