

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	5	+ 25.0%	19	14	- 26.3%
Closed Sales	3	3	0.0%	12	10	- 16.7%
Median Sales Price*	\$1,512,500	\$1,670,000	+ 10.4%	\$922,500	\$975,000	+ 5.7%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	20	- 16.7%	60	54	- 10.0%
Percent of Original List Price Received*	100.2%	99.8%	- 0.4%	94.6%	94.7%	+ 0.1%
New Listings	10	4	- 60.0%	25	20	- 20.0%

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

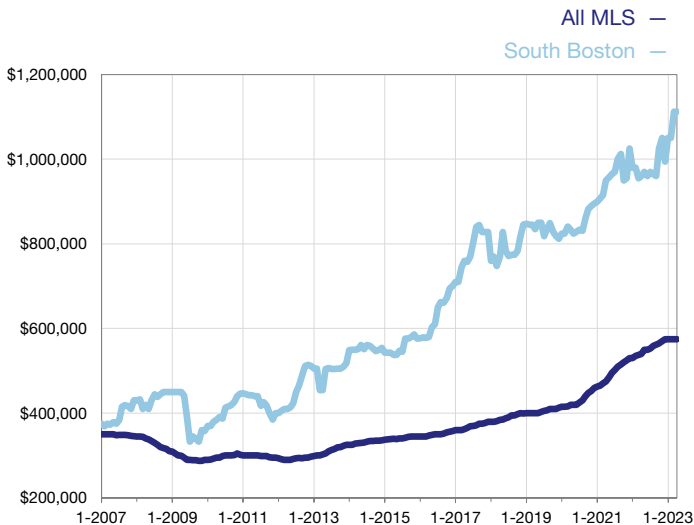
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	52	41	- 21.2%	175	117	- 33.1%
Closed Sales	68	13	- 80.9%	152	78	- 48.7%
Median Sales Price*	\$877,500	\$900,000	+ 2.6%	\$849,500	\$828,500	- 2.5%
Inventory of Homes for Sale	92	87	- 5.4%	--	--	--
Months Supply of Inventory	2.0	2.9	+ 45.0%	--	--	--
Cumulative Days on Market Until Sale	35	48	+ 37.1%	52	60	+ 15.4%
Percent of Original List Price Received*	99.8%	97.9%	- 1.9%	97.8%	96.6%	- 1.2%
New Listings	59	62	+ 5.1%	226	190	- 15.9%

* 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

