

Local Market Update – April 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	3	+ 200.0%	8	6	- 25.0%
Closed Sales	4	2	- 50.0%	7	4	- 42.9%
Median Sales Price*	\$3,465,000	\$4,800,000	+ 38.5%	\$3,180,000	\$5,200,000	+ 63.5%
Inventory of Homes for Sale	11	12	+ 9.1%	--	--	--
Months Supply of Inventory	3.1	5.5	+ 77.4%	--	--	--
Cumulative Days on Market Until Sale	60	13	- 78.3%	75	51	- 32.0%
Percent of Original List Price Received*	99.1%	101.0%	+ 1.9%	98.4%	100.0%	+ 1.6%
New Listings	8	5	- 37.5%	17	18	+ 5.9%

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

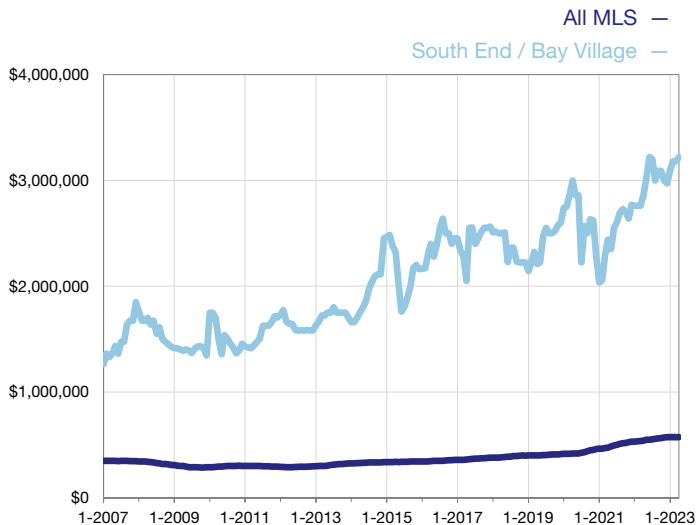
Condominium Properties

Key Metrics	April			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	81	41	- 49.4%	247	114	- 53.8%
Closed Sales	67	25	- 62.7%	164	89	- 45.7%
Median Sales Price*	\$1,155,900	\$1,249,000	+ 8.1%	\$985,500	\$1,180,000	+ 19.7%
Inventory of Homes for Sale	168	125	- 25.6%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 12.5%	--	--	--
Cumulative Days on Market Until Sale	34	51	+ 50.0%	53	61	+ 15.1%
Percent of Original List Price Received*	99.6%	96.6%	- 3.0%	99.1%	97.1%	- 2.0%
New Listings	115	82	- 28.7%	414	229	- 44.7%

* 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

