

Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	7	3	- 57.1%	26	16	- 38.5%
Closed Sales	9	5	- 44.4%	21	15	- 28.6%
Median Sales Price*	\$1,125,000	\$1,525,000	+ 35.6%	\$970,000	\$1,200,000	+ 23.7%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--
Cumulative Days on Market Until Sale	18	96	+ 433.3%	42	68	+ 61.9%
Percent of Original List Price Received*	103.5%	90.7%	- 12.4%	98.4%	93.3%	- 5.2%
New Listings	4	4	0.0%	29	21	- 27.6%

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

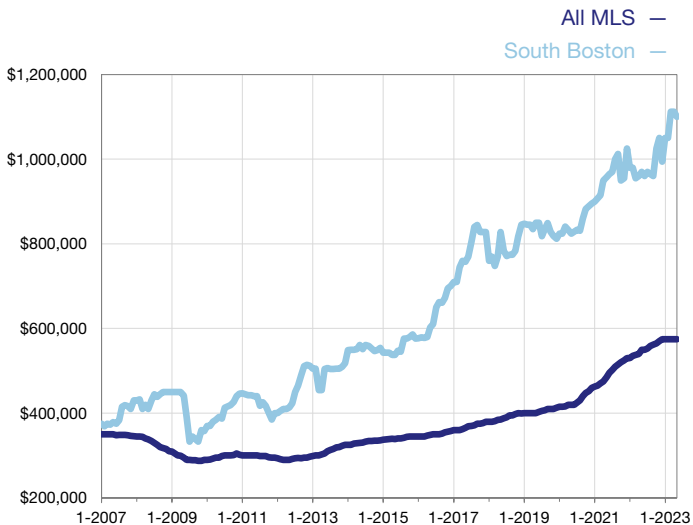
Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	59	51	- 13.6%	234	160	- 31.6%
Closed Sales	47	40	- 14.9%	199	121	- 39.2%
Median Sales Price*	\$865,000	\$776,250	- 10.3%	\$850,000	\$795,900	- 6.4%
Inventory of Homes for Sale	95	90	- 5.3%	--	--	--
Months Supply of Inventory	2.1	3.1	+ 47.6%	--	--	--
Cumulative Days on Market Until Sale	46	35	- 23.9%	51	51	0.0%
Percent of Original List Price Received*	100.6%	98.8%	- 1.8%	98.4%	97.4%	- 1.0%
New Listings	76	56	- 26.3%	299	239	- 20.1%

* 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

