

# Local Market Update – May 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

### Single-Family Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	11	6	- 45.5%
Closed Sales	2	0	- 100.0%	9	4	- 55.6%
Median Sales Price*	\$3,575,000	\$0	- 100.0%	\$3,180,000	\$5,200,000	+ 63.5%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	3.5	6.3	+ 80.0%	--	--	--
Cumulative Days on Market Until Sale	194	0	- 100.0%	101	51	- 49.5%
Percent of Original List Price Received*	82.9%	0.0%	- 100.0%	94.9%	100.0%	+ 5.4%
New Listings	5	4	- 20.0%	19	19	0.0%

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

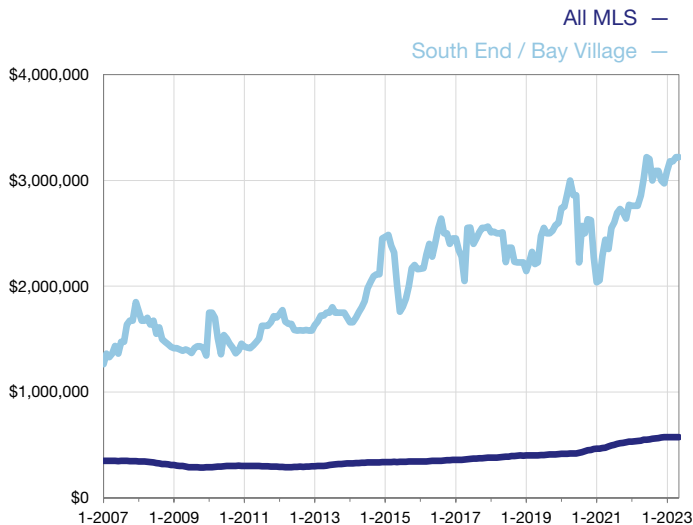
### Condominium Properties

Key Metrics	May			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	82	65	- 20.7%	329	172	- 47.7%
Closed Sales	54	28	- 48.1%	218	118	- 45.9%
Median Sales Price*	\$1,037,500	\$1,090,000	+ 5.1%	\$999,450	\$1,137,500	+ 13.8%
Inventory of Homes for Sale	156	116	- 25.6%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--
Cumulative Days on Market Until Sale	31	26	- 16.1%	48	53	+ 10.4%
Percent of Original List Price Received*	100.5%	100.2%	- 0.3%	99.5%	97.8%	- 1.7%
New Listings	92	70	- 23.9%	499	297	- 40.5%

\* 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

