

Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	7	+ 250.0%	28	23	- 17.9%
Closed Sales	3	4	+ 33.3%	24	19	- 20.8%
Median Sales Price*	\$926,250	\$1,084,000	+ 17.0%	\$948,125	\$1,200,000	+ 26.6%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	2.3	0.9	- 60.9%	--	--	--
Cumulative Days on Market Until Sale	12	102	+ 750.0%	38	75	+ 97.4%
Percent of Original List Price Received*	105.9%	92.9%	- 12.3%	99.3%	93.3%	- 6.0%
New Listings	8	4	- 50.0%	37	26	- 29.7%

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

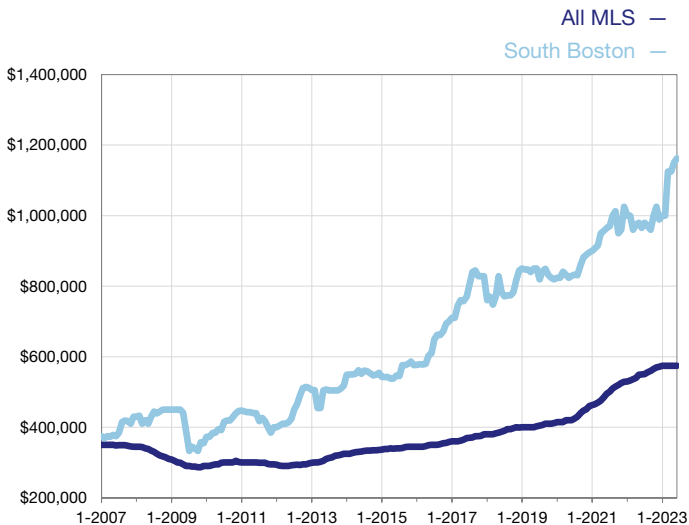
Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	50	37	- 26.0%	284	197	- 30.6%
Closed Sales	56	32	- 42.9%	255	154	- 39.6%
Median Sales Price*	\$822,500	\$820,000	- 0.3%	\$850,000	\$800,500	- 5.8%
Inventory of Homes for Sale	105	81	- 22.9%	--	--	--
Months Supply of Inventory	2.4	2.9	+ 20.8%	--	--	--
Cumulative Days on Market Until Sale	29	48	+ 65.5%	46	50	+ 8.7%
Percent of Original List Price Received*	98.8%	98.1%	- 0.7%	98.5%	97.6%	- 0.9%
New Listings	72	52	- 27.8%	371	288	- 22.4%

* 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

