

# Local Market Update – June 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

### Single-Family Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	5	+ 400.0%	12	11	- 8.3%
Closed Sales	2	2	0.0%	11	6	- 45.5%
Median Sales Price*	\$3,810,000	<b>\$4,512,500</b>	+ 18.4%	\$3,220,000	<b>\$5,200,000</b>	+ 61.5%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	4.7	4.8	+ 2.1%	--	--	--
Cumulative Days on Market Until Sale	28	36	+ 28.6%	88	46	- 47.7%
Percent of Original List Price Received*	98.4%	95.1%	- 3.4%	95.6%	98.4%	+ 2.9%
New Listings	3	5	+ 66.7%	22	23	+ 4.5%

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

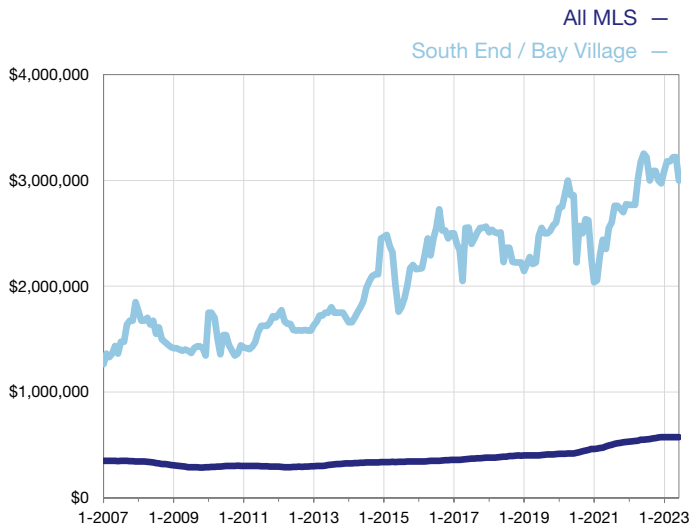
### Condominium Properties

Key Metrics	June			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	51	50	- 2.0%	380	217	- 42.9%
Closed Sales	92	53	- 42.4%	310	172	- 44.5%
Median Sales Price*	\$1,130,000	<b>\$1,151,000</b>	+ 1.9%	\$1,017,500	<b>\$1,147,500</b>	+ 12.8%
Inventory of Homes for Sale	168	101	- 39.9%	--	--	--
Months Supply of Inventory	3.2	3.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	29	47	+ 62.1%	42	52	+ 23.8%
Percent of Original List Price Received*	100.9%	97.5%	- 3.4%	99.9%	97.7%	- 2.2%
New Listings	89	48	- 46.1%	588	343	- 41.7%

\* 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

