

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	32	25	- 21.9%
Closed Sales	4	4	0.0%	28	23	- 17.9%
Median Sales Price*	\$1,252,500	\$1,425,000	+ 13.8%	\$979,500	\$1,263,000	+ 28.9%
Inventory of Homes for Sale	9	6	- 33.3%	--	--	--
Months Supply of Inventory	2.1	1.9	- 9.5%	--	--	--
Cumulative Days on Market Until Sale	19	31	+ 63.2%	35	67	+ 91.4%
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	99.3%	94.2%	- 5.1%
New Listings	3	5	+ 66.7%	40	32	- 20.0%

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

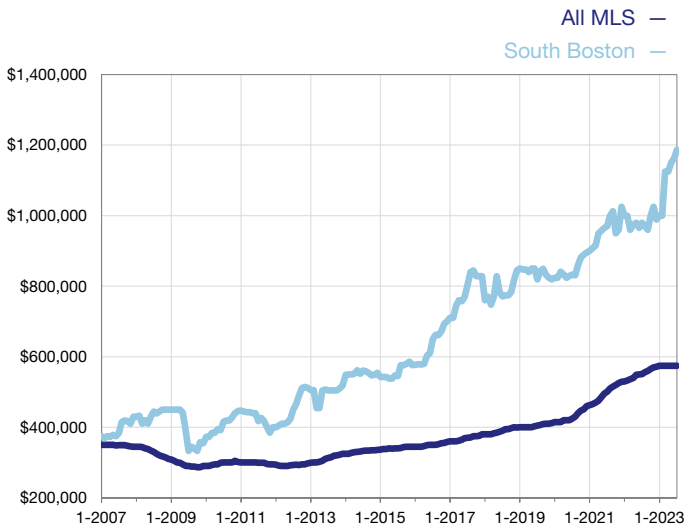
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	38	38	0.0%	322	227	- 29.5%
Closed Sales	51	24	- 52.9%	306	179	- 41.5%
Median Sales Price*	\$845,000	\$795,000	- 5.9%	\$850,000	\$800,000	- 5.9%
Inventory of Homes for Sale	95	75	- 21.1%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--
Cumulative Days on Market Until Sale	25	28	+ 12.0%	42	47	+ 11.9%
Percent of Original List Price Received*	99.5%	99.3%	- 0.2%	98.7%	97.8%	- 0.9%
New Listings	48	37	- 22.9%	419	323	- 22.9%

* 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

