

Local Market Update – July 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	15	13	- 13.3%
Closed Sales	2	5	+ 150.0%	13	11	- 15.4%
Median Sales Price*	\$2,277,500	\$4,300,000	+ 88.8%	\$3,220,000	\$4,800,000	+ 49.1%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--
Cumulative Days on Market Until Sale	122	54	- 55.7%	93	50	- 46.2%
Percent of Original List Price Received*	91.6%	94.3%	+ 2.9%	95.0%	96.5%	+ 1.6%
New Listings	3	2	- 33.3%	25	25	0.0%

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

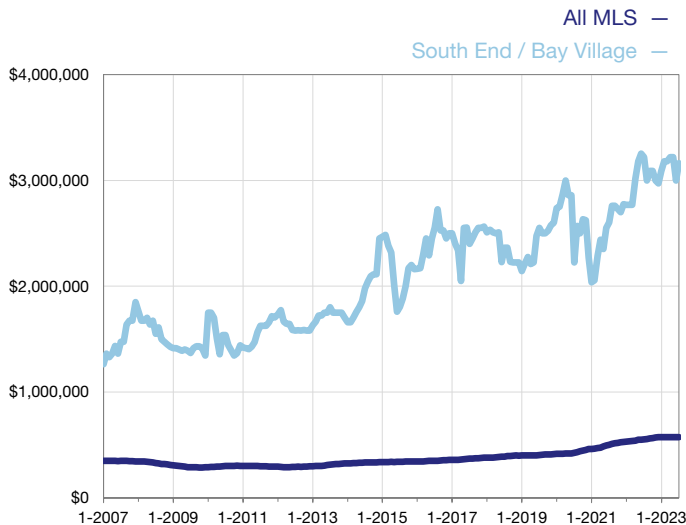
Condominium Properties

Key Metrics	July			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	30	30	0.0%	409	246	- 39.9%
Closed Sales	67	70	+ 4.5%	377	244	- 35.3%
Median Sales Price*	\$1,150,000	\$1,302,500	+ 13.3%	\$1,065,000	\$1,195,000	+ 12.2%
Inventory of Homes for Sale	158	98	- 38.0%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	30	27	- 10.0%	40	44	+ 10.0%
Percent of Original List Price Received*	100.1%	98.9%	- 1.2%	99.9%	98.1%	- 1.8%
New Listings	43	37	- 14.0%	631	383	- 39.3%

* 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

