

# Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	3	0.0%	35	26	- 25.7%
Closed Sales	5	2	- 60.0%	33	26	- 21.2%
Median Sales Price*	\$930,000	<b>\$827,500</b>	- 11.0%	\$970,000	<b>\$1,187,500</b>	+ 22.4%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--
Cumulative Days on Market Until Sale	24	10	- 58.3%	34	62	+ 82.4%
Percent of Original List Price Received*	97.0%	<b>104.1%</b>	+ 7.3%	99.0%	<b>95.1%</b>	- 3.9%
New Listings	4	1	- 75.0%	44	33	- 25.0%

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

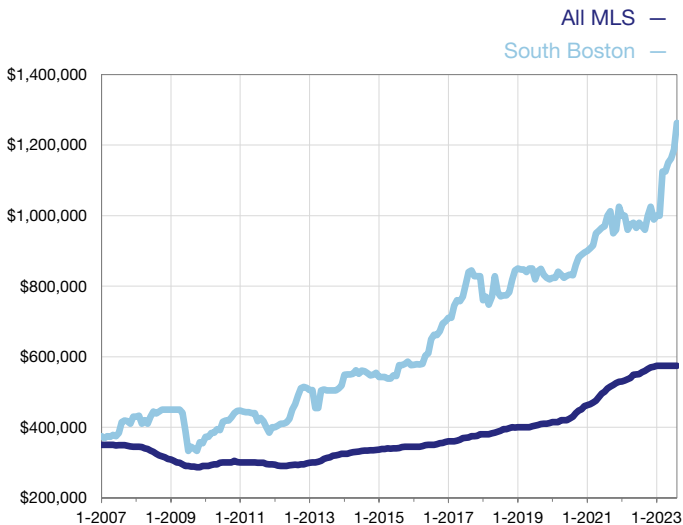
### Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	25	32	+ 28.0%	347	251	- 27.7%
Closed Sales	43	39	- 9.3%	349	220	- 37.0%
Median Sales Price*	\$793,500	<b>\$800,000</b>	+ 0.8%	\$840,000	<b>\$800,000</b>	- 4.8%
Inventory of Homes for Sale	77	54	- 29.9%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale	38	34	- 10.5%	42	45	+ 7.1%
Percent of Original List Price Received*	97.1%	<b>97.4%</b>	+ 0.3%	98.5%	<b>97.7%</b>	- 0.8%
New Listings	23	28	+ 21.7%	442	351	- 20.6%

\* 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

