

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	17	14	- 17.6%
Closed Sales	3	1	- 66.7%	16	12	- 25.0%
Median Sales Price*	\$2,940,000	\$5,450,000	+ 85.4%	\$3,090,000	\$4,800,000	+ 55.3%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	3.8	3.8	0.0%	--	--	--
Cumulative Days on Market Until Sale	71	27	- 62.0%	89	48	- 46.1%
Percent of Original List Price Received*	91.4%	99.1%	+ 8.4%	94.3%	96.8%	+ 2.7%
New Listings	2	0	- 100.0%	27	26	- 3.7%

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

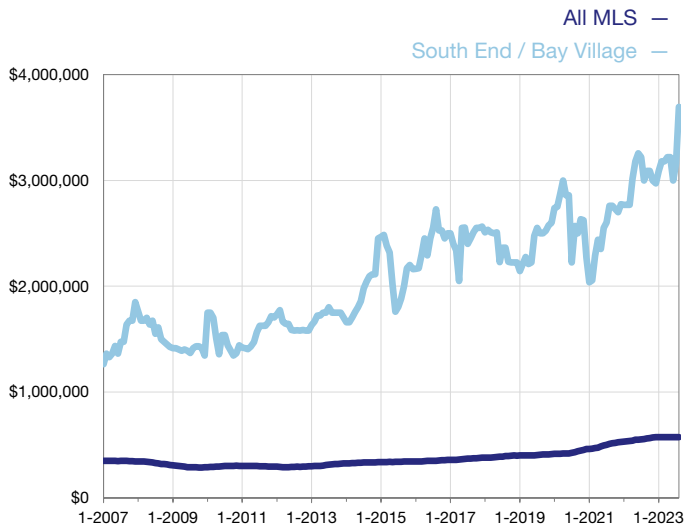
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	37	16	- 56.8%	446	260	- 41.7%
Closed Sales	50	43	- 14.0%	427	287	- 32.8%
Median Sales Price*	\$1,231,500	\$1,030,000	- 16.4%	\$1,069,900	\$1,170,000	+ 9.4%
Inventory of Homes for Sale	116	79	- 31.9%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--
Cumulative Days on Market Until Sale	29	47	+ 62.1%	39	45	+ 15.4%
Percent of Original List Price Received*	97.8%	97.7%	- 0.1%	99.7%	98.0%	- 1.7%
New Listings	30	20	- 33.3%	661	400	- 39.5%

* 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

