

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	5	+ 66.7%	38	30	- 21.1%
Closed Sales	2	3	+ 50.0%	35	29	- 17.1%
Median Sales Price*	\$2,150,000	\$1,050,000	- 51.2%	\$970,000	\$1,175,000	+ 21.1%
Inventory of Homes for Sale	9	4	- 55.6%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	44	52	+ 18.2%	34	61	+ 79.4%
Percent of Original List Price Received*	94.9%	105.6%	+ 11.3%	98.7%	96.2%	- 2.5%
New Listings	4	4	0.0%	48	37	- 22.9%

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

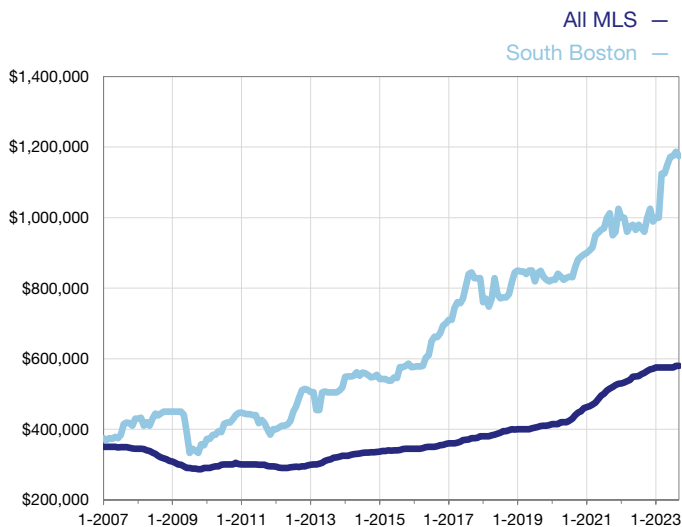
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	20	+ 5.3%	366	270	- 26.2%
Closed Sales	43	30	- 30.2%	392	254	- 35.2%
Median Sales Price*	\$782,000	\$757,500	- 3.1%	\$830,000	\$799,450	- 3.7%
Inventory of Homes for Sale	98	94	- 4.1%	--	--	--
Months Supply of Inventory	2.4	3.5	+ 45.8%	--	--	--
Cumulative Days on Market Until Sale	38	50	+ 31.6%	41	47	+ 14.6%
Percent of Original List Price Received*	96.9%	96.2%	- 0.7%	98.3%	97.5%	- 0.8%
New Listings	51	62	+ 21.6%	493	414	- 16.0%

* 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

