

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	0	- 100.0%	20	13	- 35.0%
Closed Sales	3	3	0.0%	19	15	- 21.1%
Median Sales Price*	\$2,862,500	\$3,850,000	+ 34.5%	\$3,000,000	\$4,800,000	+ 60.0%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	3.1	4.3	+ 38.7%	--	--	--
Cumulative Days on Market Until Sale	94	67	- 28.7%	90	51	- 43.3%
Percent of Original List Price Received*	91.7%	91.6%	- 0.1%	93.9%	95.7%	+ 1.9%
New Listings	3	3	0.0%	30	28	- 6.7%

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

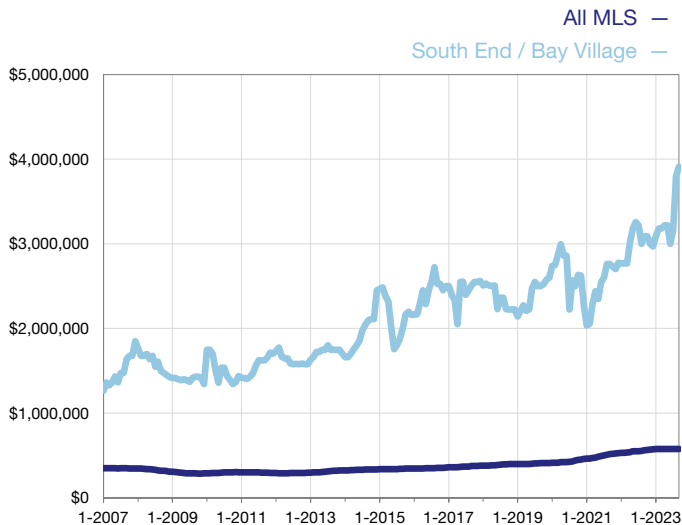
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	28	+ 47.4%	463	284	- 38.7%
Closed Sales	34	26	- 23.5%	461	314	- 31.9%
Median Sales Price*	\$960,000	\$957,500	- 0.3%	\$1,054,000	\$1,160,500	+ 10.1%
Inventory of Homes for Sale	146	104	- 28.8%	--	--	--
Months Supply of Inventory	3.0	3.4	+ 13.3%	--	--	--
Cumulative Days on Market Until Sale	54	45	- 16.7%	40	45	+ 12.5%
Percent of Original List Price Received*	96.1%	97.3%	+ 1.2%	99.4%	98.0%	- 1.4%
New Listings	76	69	- 9.2%	737	474	- 35.7%

* 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

