

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	1	0.0%	39	31	- 20.5%
Closed Sales	2	0	- 100.0%	37	29	- 21.6%
Median Sales Price*	\$1,257,500	\$0	- 100.0%	\$989,000	\$1,175,000	+ 18.8%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	3.5	3.0	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	37	0	- 100.0%	34	61	+ 79.4%
Percent of Original List Price Received*	91.4%	0.0%	- 100.0%	98.3%	96.2%	- 2.1%
New Listings	8	5	- 37.5%	56	43	- 23.2%

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

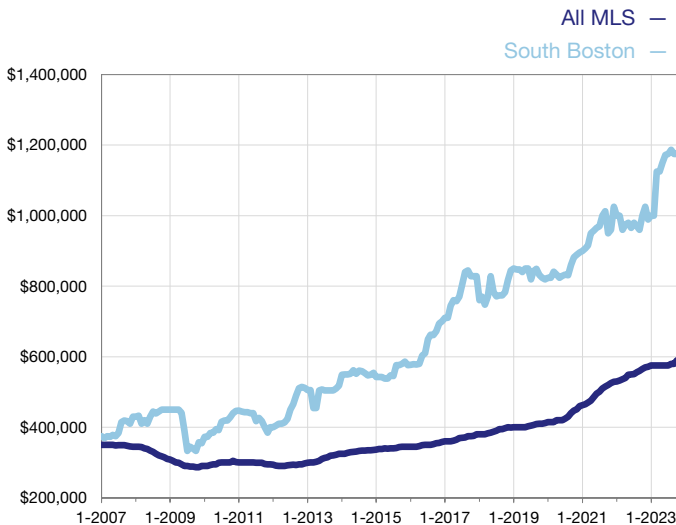
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	19	24	+ 26.3%	385	289	- 24.9%
Closed Sales	17	23	+ 35.3%	409	284	- 30.6%
Median Sales Price*	\$730,000	\$925,000	+ 26.7%	\$830,000	\$805,000	- 3.0%
Inventory of Homes for Sale	100	88	- 12.0%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--
Cumulative Days on Market Until Sale	63	41	- 34.9%	42	45	+ 7.1%
Percent of Original List Price Received*	96.3%	98.6%	+ 2.4%	98.2%	97.7%	- 0.5%
New Listings	35	38	+ 8.6%	528	451	- 14.6%

\* 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

