

# Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

### Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	4	2	- 50.0%	24	15	- 37.5%
Closed Sales	1	0	- 100.0%	20	15	- 25.0%
Median Sales Price*	\$1,810,000	\$0	- 100.0%	\$2,970,000	\$4,800,000	+ 61.6%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	2.3	4.8	+ 108.7%	--	--	--
Cumulative Days on Market Until Sale	28	0	- 100.0%	87	51	- 41.4%
Percent of Original List Price Received*	95.3%	0.0%	- 100.0%	94.0%	95.7%	+ 1.8%
New Listings	2	4	+ 100.0%	32	32	0.0%

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

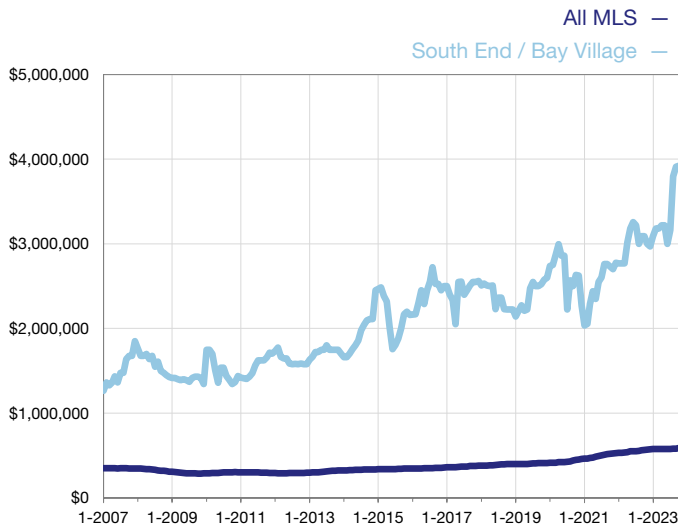
### Condominium Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	32	29	- 9.4%	495	312	- 37.0%
Closed Sales	27	29	+ 7.4%	488	342	- 29.9%
Median Sales Price*	\$1,000,000	\$1,315,000	+ 31.5%	\$1,050,000	\$1,172,500	+ 11.7%
Inventory of Homes for Sale	141	113	- 19.9%	--	--	--
Months Supply of Inventory	3.0	3.8	+ 26.7%	--	--	--
Cumulative Days on Market Until Sale	49	54	+ 10.2%	40	45	+ 12.5%
Percent of Original List Price Received*	97.7%	98.4%	+ 0.7%	99.3%	98.0%	- 1.3%
New Listings	55	48	- 12.7%	792	524	- 33.8%

\* 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

