

Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	3	2	- 33.3%	42	33	- 21.4%
Closed Sales	2	3	+ 50.0%	39	32	- 17.9%
Median Sales Price*	\$1,192,500	\$999,000	- 16.2%	\$989,000	\$1,168,500	+ 18.1%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	3.1	3.1	0.0%	--	--	--
Cumulative Days on Market Until Sale	24	10	- 58.3%	34	56	+ 64.7%
Percent of Original List Price Received*	99.6%	101.4%	+ 1.8%	98.4%	96.7%	- 1.7%
New Listings	4	3	- 25.0%	60	47	- 21.7%

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

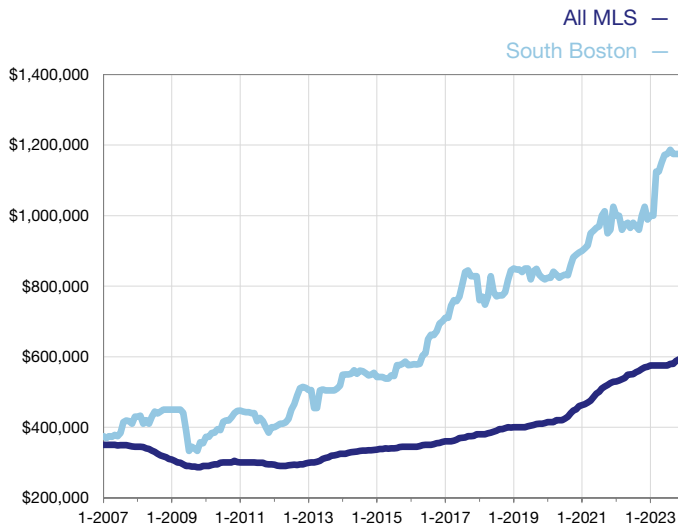
Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	13	27	+ 107.7%	398	312	- 21.6%
Closed Sales	20	13	- 35.0%	429	297	- 30.8%
Median Sales Price*	\$765,000	\$850,000	+ 11.1%	\$825,000	\$809,000	- 1.9%
Inventory of Homes for Sale	100	69	- 31.0%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--
Cumulative Days on Market Until Sale	53	50	- 5.7%	43	46	+ 7.0%
Percent of Original List Price Received*	94.6%	98.2%	+ 3.8%	98.1%	97.7%	- 0.4%
New Listings	25	18	- 28.0%	553	466	- 15.7%

* 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

