

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	26	17	- 34.6%
Closed Sales	3	1	- 66.7%	23	16	- 30.4%
Median Sales Price*	\$398,000	<b>\$3,700,000</b>	+ 829.6%	\$2,940,000	<b>\$4,550,000</b>	+ 54.8%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	2.2	4.2	+ 90.9%	--	--	--
Cumulative Days on Market Until Sale	94	102	+ 8.5%	88	55	- 37.5%
Percent of Original List Price Received*	91.4%	92.6%	+ 1.3%	93.6%	95.5%	+ 2.0%
New Listings	1	2	+ 100.0%	33	34	+ 3.0%

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

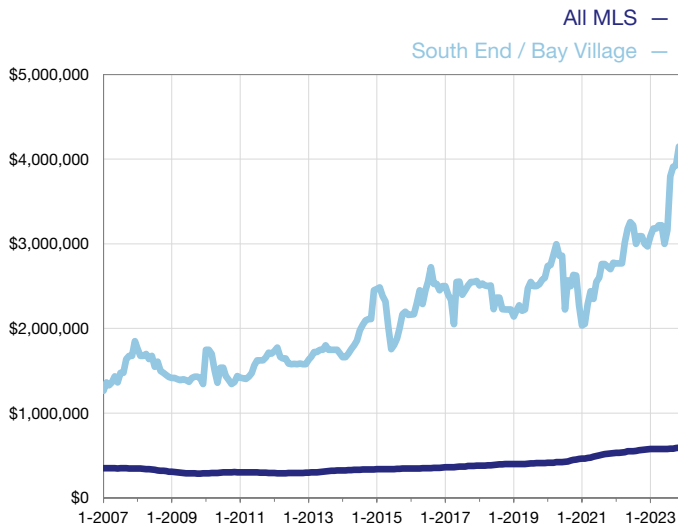
### Condominium Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	26	17	- 34.6%	521	328	- 37.0%
Closed Sales	22	17	- 22.7%	510	359	- 29.6%
Median Sales Price*	\$1,062,500	<b>\$1,320,000</b>	+ 24.2%	\$1,052,000	<b>\$1,180,000</b>	+ 12.2%
Inventory of Homes for Sale	133	83	- 37.6%	--	--	--
Months Supply of Inventory	2.9	2.9	0.0%	--	--	--
Cumulative Days on Market Until Sale	26	43	+ 65.4%	40	45	+ 12.5%
Percent of Original List Price Received*	98.9%	98.1%	- 0.8%	99.3%	98.0%	- 1.3%
New Listings	40	14	- 65.0%	832	535	- 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

