

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	2	1	- 50.0%	44	34	- 22.7%
Closed Sales	2	0	- 100.0%	41	32	- 22.0%
Median Sales Price*	\$1,375,000	\$0	- 100.0%	\$989,000	\$1,168,500	+ 18.1%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--
Cumulative Days on Market Until Sale	20	0	- 100.0%	33	56	+ 69.7%
Percent of Original List Price Received*	88.5%	0.0%	- 100.0%	97.9%	96.7%	- 1.2%
New Listings	0	2	--	60	49	- 18.3%

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

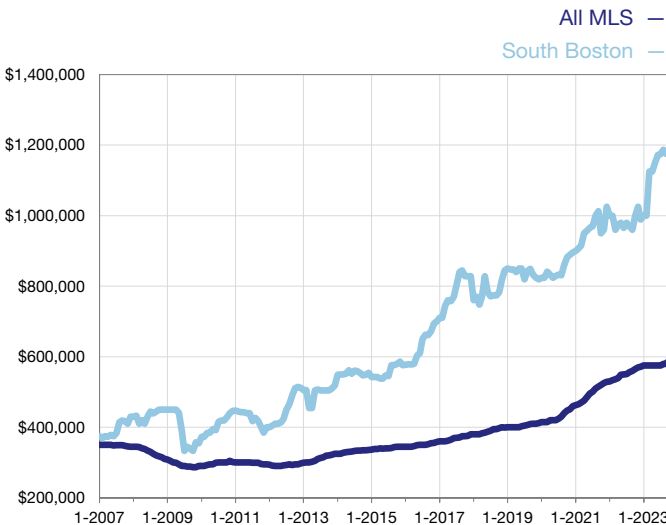
Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	10	- 50.0%	418	321	- 23.2%
Closed Sales	11	22	+ 100.0%	440	319	- 27.5%
Median Sales Price*	\$637,000	\$950,000	+ 49.1%	\$818,750	\$820,000	+ 0.2%
Inventory of Homes for Sale	58	36	- 37.9%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--
Cumulative Days on Market Until Sale	66	52	- 21.2%	43	46	+ 7.0%
Percent of Original List Price Received*	92.3%	96.0%	+ 4.0%	97.9%	97.6%	- 0.3%
New Listings	7	10	+ 42.9%	560	479	- 14.5%

* 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

