

# Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

### Single-Family Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	26	16	- 38.5%
Closed Sales	3	1	- 66.7%	26	16	- 38.5%
Median Sales Price*	\$3,325,000	<b>\$2,400,000</b>	- 27.8%	\$2,970,000	<b>\$4,400,000</b>	+ 48.1%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	3.4	+ 161.5%	--	--	--
Cumulative Days on Market Until Sale	118	3	- 97.5%	91	54	- 40.7%
Percent of Original List Price Received*	92.7%	<b>100.0%</b>	+ 7.9%	93.5%	<b>95.9%</b>	+ 2.6%
New Listings	1	4	+ 300.0%	34	37	+ 8.8%

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

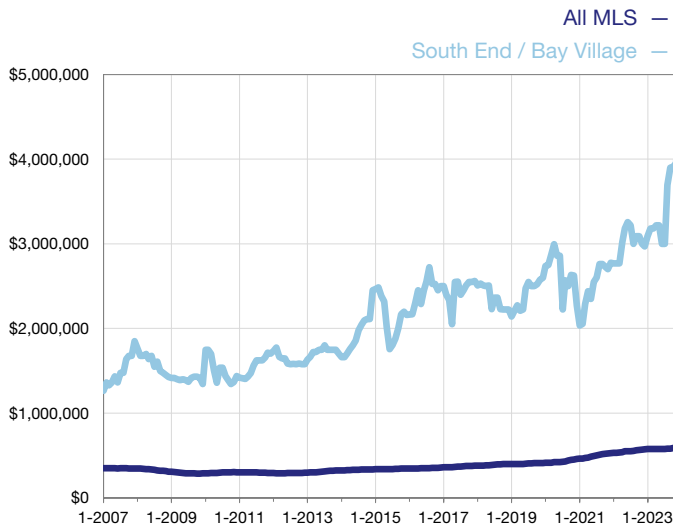
### Condominium Properties

Key Metrics	December			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	20	20	0.0%	541	346	- 36.0%
Closed Sales	23	23	0.0%	533	382	- 28.3%
Median Sales Price*	\$1,230,000	<b>\$1,365,000</b>	+ 11.0%	\$1,065,000	<b>\$1,205,000</b>	+ 13.1%
Inventory of Homes for Sale	81	48	- 40.7%	--	--	--
Months Supply of Inventory	1.8	1.7	- 5.6%	--	--	--
Cumulative Days on Market Until Sale	51	37	- 27.5%	40	45	+ 12.5%
Percent of Original List Price Received*	97.5%	<b>97.5%</b>	0.0%	99.2%	<b>98.0%</b>	- 1.2%
New Listings	11	13	+ 18.2%	843	549	- 34.9%

\* 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

