

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

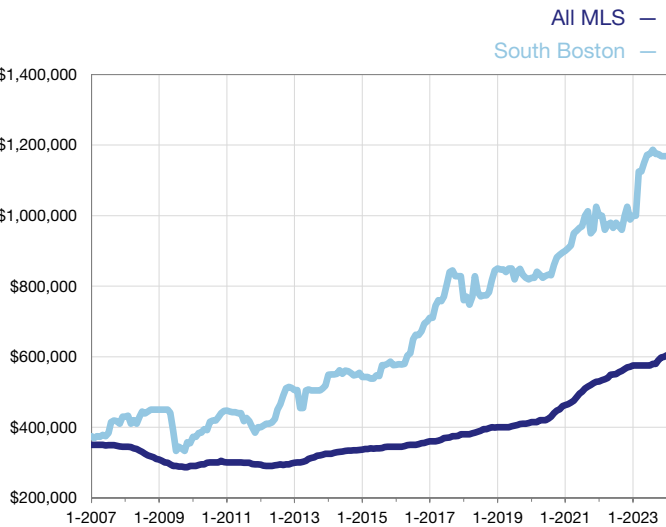
Single-Family Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				1	4	+ 300.0%	1	4	+ 300.0%
Closed Sales				4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*				\$950,000	\$900,000	- 5.3%	\$950,000	\$900,000	- 5.3%
Inventory of Homes for Sale				9	3	- 66.7%	--	--	--
Months Supply of Inventory				2.6	1.0	- 61.5%	--	--	--
Cumulative Days on Market Until Sale				59	42	- 28.8%	59	42	- 28.8%
Percent of Original List Price Received*				92.0%	90.1%	- 2.1%	92.0%	90.1%	- 2.1%
New Listings				4	0	- 100.0%	4	0	- 100.0%

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

Condominium Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				17	25	+ 47.1%	17	25	+ 47.1%
Closed Sales				14	13	- 7.1%	14	13	- 7.1%
Median Sales Price*				\$648,750	\$905,000	+ 39.5%	\$648,750	\$905,000	+ 39.5%
Inventory of Homes for Sale				61	58	- 4.9%	--	--	--
Months Supply of Inventory				1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale				56	101	+ 80.4%	56	101	+ 80.4%
Percent of Original List Price Received*				96.0%	96.1%	+ 0.1%	96.0%	96.1%	+ 0.1%
New Listings				34	44	+ 29.4%	34	44	+ 29.4%

* 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

