

Local Market Update – January 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

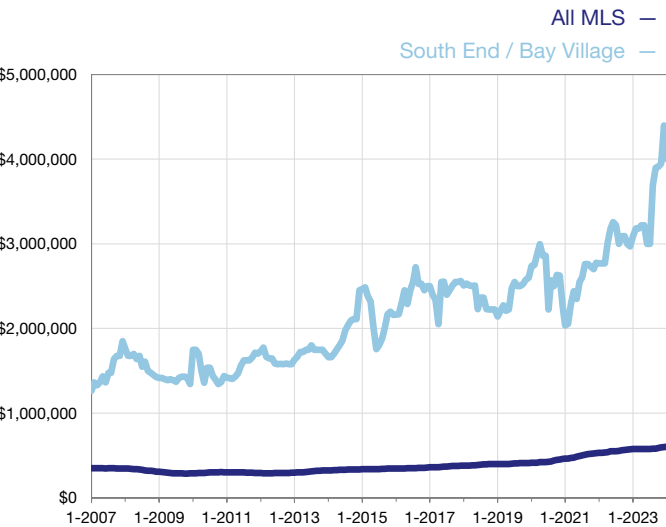
Single-Family Properties				January			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	3	--	0	3	--
Closed Sales				1	2	+ 100.0%	1	2	+ 100.0%
Median Sales Price*				\$6,745,000	\$2,607,500	- 61.3%	\$6,745,000	\$2,607,500	- 61.3%
Inventory of Homes for Sale				3	6	+ 100.0%	--	--	--
Months Supply of Inventory				1.2	3.2	+ 166.7%	--	--	--
Cumulative Days on Market Until Sale				27	97	+ 259.3%	27	97	+ 259.3%
Percent of Original List Price Received*				99.3%	84.7%	- 14.7%	99.3%	84.7%	- 14.7%
New Listings				2	2	0.0%	2	2	0.0%

* 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				18	16	- 11.1%	18	16	- 11.1%
Closed Sales				22	16	- 27.3%	22	16	- 27.3%
Median Sales Price*				\$1,150,000	\$1,225,000	+ 6.5%	\$1,150,000	\$1,225,000	+ 6.5%
Inventory of Homes for Sale				83	57	- 31.3%	--	--	--
Months Supply of Inventory				1.9	2.0	+ 5.3%	--	--	--
Cumulative Days on Market Until Sale				49	61	+ 24.5%	49	61	+ 24.5%
Percent of Original List Price Received*				97.3%	95.5%	- 1.8%	97.3%	95.5%	- 1.8%
New Listings				41	39	- 4.9%	41	39	- 4.9%

* 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

