

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	5	4	- 20.0%	6	6	0.0%
Closed Sales	1	1	0.0%	5	2	- 60.0%
Median Sales Price*	\$775,000	\$575,000	- 25.8%	\$775,000	\$737,500	- 4.8%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--
Cumulative Days on Market Until Sale	27	92	+ 240.7%	53	67	+ 26.4%
Percent of Original List Price Received*	97.0%	76.8%	- 20.8%	93.0%	83.4%	- 10.3%
New Listings	3	5	+ 66.7%	7	5	- 28.6%

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

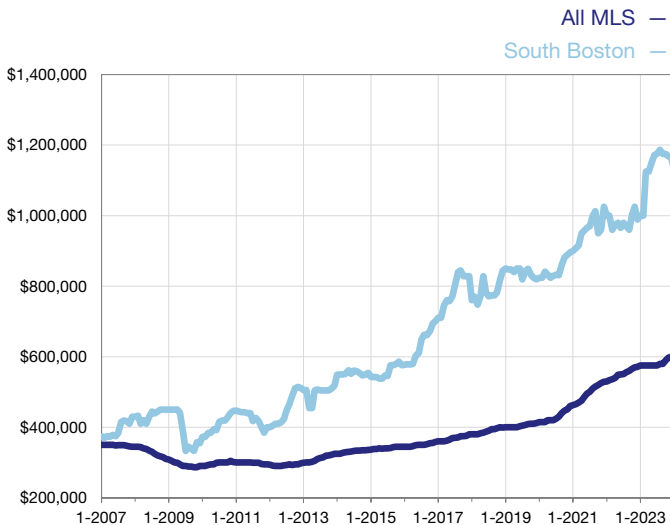
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	25	30	+ 20.0%	42	53	+ 26.2%
Closed Sales	15	11	- 26.7%	29	24	- 17.2%
Median Sales Price*	\$865,000	\$750,000	- 13.3%	\$699,000	\$772,500	+ 10.5%
Inventory of Homes for Sale	60	68	+ 13.3%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--
Cumulative Days on Market Until Sale	104	55	- 47.1%	81	80	- 1.2%
Percent of Original List Price Received*	95.3%	96.1%	+ 0.8%	95.7%	96.1%	+ 0.4%
New Listings	30	48	+ 60.0%	64	91	+ 42.2%

* 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

