

Local Market Update – February 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	4	+ 300.0%	1	6	+ 500.0%
Closed Sales	1	2	+ 100.0%	2	4	+ 100.0%
Median Sales Price*	\$4,800,000	\$2,392,500	- 50.2%	\$5,772,500	\$2,392,500	- 58.6%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.9	3.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale	150	36	- 76.0%	89	66	- 25.8%
Percent of Original List Price Received*	99.0%	98.3%	- 0.7%	99.1%	91.5%	- 7.7%
New Listings	2	6	+ 200.0%	4	8	+ 100.0%

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

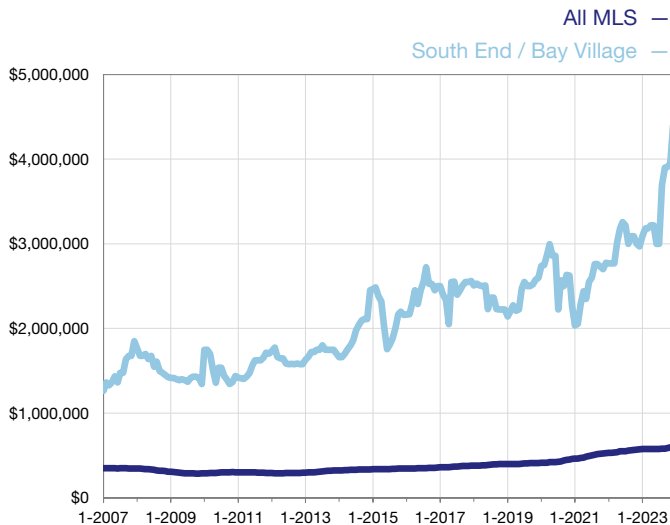
Condominium Properties

Key Metrics	February			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	19	29	+ 52.6%	37	42	+ 13.5%
Closed Sales	18	14	- 22.2%	40	31	- 22.5%
Median Sales Price*	\$1,202,500	\$1,548,250	+ 28.8%	\$1,150,000	\$1,525,000	+ 32.6%
Inventory of Homes for Sale	89	75	- 15.7%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--
Cumulative Days on Market Until Sale	71	96	+ 35.2%	59	76	+ 28.8%
Percent of Original List Price Received*	96.8%	95.9%	- 0.9%	97.1%	95.8%	- 1.3%
New Listings	36	54	+ 50.0%	77	93	+ 20.8%

* 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

