

# Local Market Update – March 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	3	2	- 33.3%	9	8	- 11.1%
Closed Sales	2	6	+ 200.0%	7	8	+ 14.3%
Median Sales Price*	\$1,332,500	<b>\$987,500</b>	- 25.9%	\$775,000	<b>\$900,000</b>	+ 16.1%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	2.2	1.8	- 18.2%	--	--	--
Cumulative Days on Market Until Sale	110	74	- 32.7%	69	72	+ 4.3%
Percent of Original List Price Received*	91.0%	<b>92.7%</b>	+ 1.9%	92.5%	<b>90.3%</b>	- 2.4%
New Listings	6	2	- 66.7%	13	8	- 38.5%

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

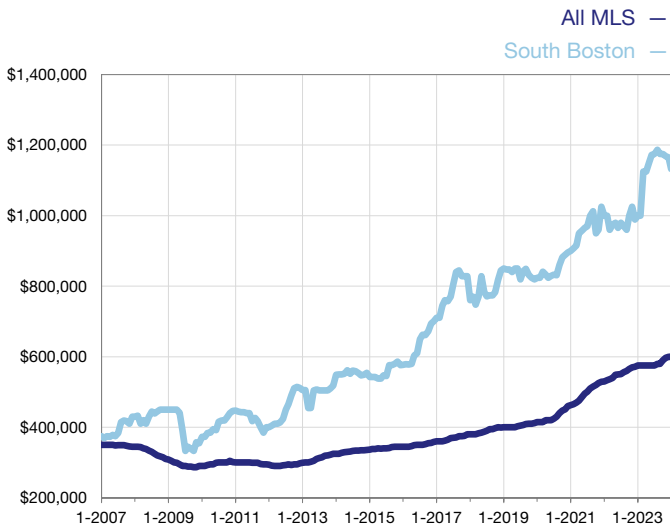
### Condominium Properties

Key Metrics	March			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	34	38	+ 11.8%	76	89	+ 17.1%
Closed Sales	36	27	- 25.0%	65	51	- 21.5%
Median Sales Price*	\$805,000	<b>\$915,000</b>	+ 13.7%	\$801,000	<b>\$799,000</b>	- 0.2%
Inventory of Homes for Sale	81	74	- 8.6%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--
Cumulative Days on Market Until Sale	47	48	+ 2.1%	62	63	+ 1.6%
Percent of Original List Price Received*	96.9%	<b>97.3%</b>	+ 0.4%	96.3%	<b>96.8%</b>	+ 0.5%
New Listings	58	52	- 10.3%	122	142	+ 16.4%

\* 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

