

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	4	+ 300.0%	3	13	+ 333.3%
Closed Sales	2	7	+ 250.0%	4	13	+ 225.0%
Median Sales Price*	\$4,800,000	\$3,025,000	- 37.0%	\$5,200,000	\$2,725,000	- 47.6%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	6.2	6.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	13	84	+ 546.2%	51	72	+ 41.2%
Percent of Original List Price Received*	101.0%	95.6%	- 5.3%	100.0%	94.0%	- 6.0%
New Listings	5	6	+ 20.0%	15	22	+ 46.7%

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

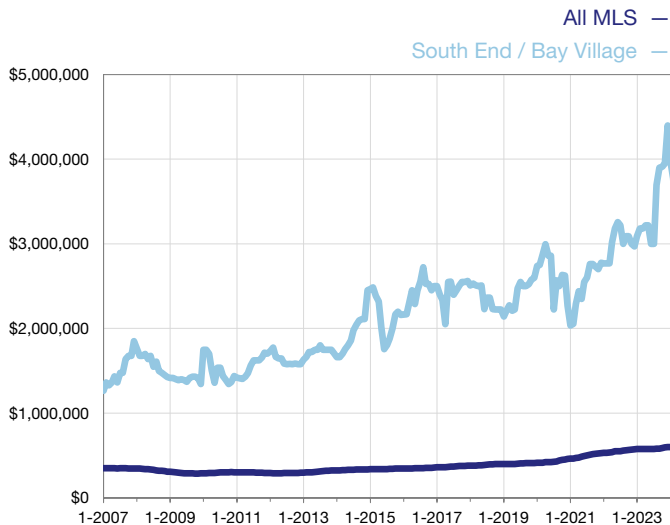
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	33	48	+ 45.5%	106	120	+ 13.2%
Closed Sales	25	27	+ 8.0%	90	83	- 7.8%
Median Sales Price*	\$1,249,000	\$1,051,500	- 15.8%	\$1,177,500	\$1,285,000	+ 9.1%
Inventory of Homes for Sale	142	126	- 11.3%	--	--	--
Months Supply of Inventory	4.2	4.2	0.0%	--	--	--
Cumulative Days on Market Until Sale	51	55	+ 7.8%	61	63	+ 3.3%
Percent of Original List Price Received*	96.6%	97.0%	+ 0.4%	97.1%	97.2%	+ 0.1%
New Listings	80	86	+ 7.5%	224	234	+ 4.5%

* 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

