

# Local Market Update – June 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	6	5	- 16.7%	22	20	- 9.1%
Closed Sales	5	5	0.0%	20	20	0.0%
Median Sales Price*	\$1,172,000	<b>\$950,000</b>	- 18.9%	\$1,187,500	<b>\$942,000</b>	- 20.7%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	1.6	4.9	+ 206.3%	--	--	--
Cumulative Days on Market Until Sale	90	38	- 57.8%	74	59	- 20.3%
Percent of Original List Price Received*	93.9%	<b>93.4%</b>	- 0.5%	93.5%	<b>93.1%</b>	- 0.4%
New Listings	4	7	+ 75.0%	27	30	+ 11.1%

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

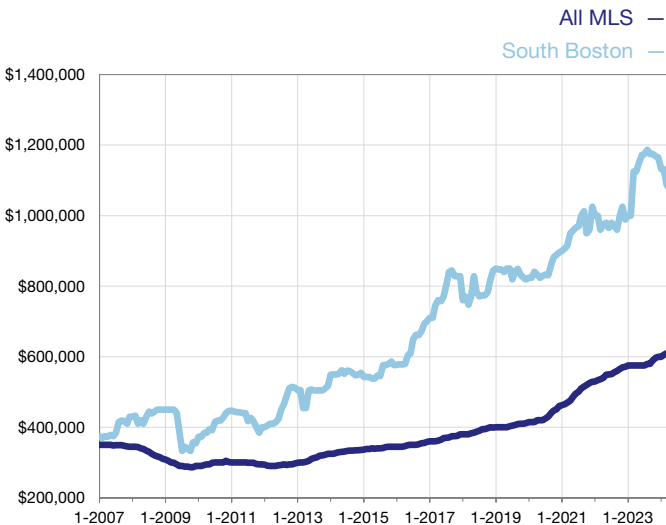
### Condominium Properties

Key Metrics	June			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	29	43	+ 48.3%	187	224	+ 19.8%
Closed Sales	34	32	- 5.9%	157	163	+ 3.8%
Median Sales Price*	\$820,000	<b>\$846,250</b>	+ 3.2%	\$800,000	<b>\$850,000</b>	+ 6.3%
Inventory of Homes for Sale	104	97	- 6.7%	--	--	--
Months Supply of Inventory	3.9	3.3	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	49	43	- 12.2%	50	52	+ 4.0%
Percent of Original List Price Received*	98.1%	<b>97.4%</b>	- 0.7%	97.5%	<b>97.3%</b>	- 0.2%
New Listings	50	55	+ 10.0%	288	330	+ 14.6%

\* 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

