

# Local Market Update – July 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	4	+ 300.0%	23	24	+ 4.3%
Closed Sales	4	4	0.0%	24	25	+ 4.2%
Median Sales Price*	\$1,425,000	<b>\$1,075,000</b>	- 24.6%	\$1,231,500	<b>\$969,000</b>	- 21.3%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	2.7	4.5	+ 66.7%	--	--	--
Cumulative Days on Market Until Sale	31	29	- 6.5%	66	54	- 18.2%
Percent of Original List Price Received*	98.5%	99.5%	+ 1.0%	94.3%	94.3%	0.0%
New Listings	5	7	+ 40.0%	32	35	+ 9.4%

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

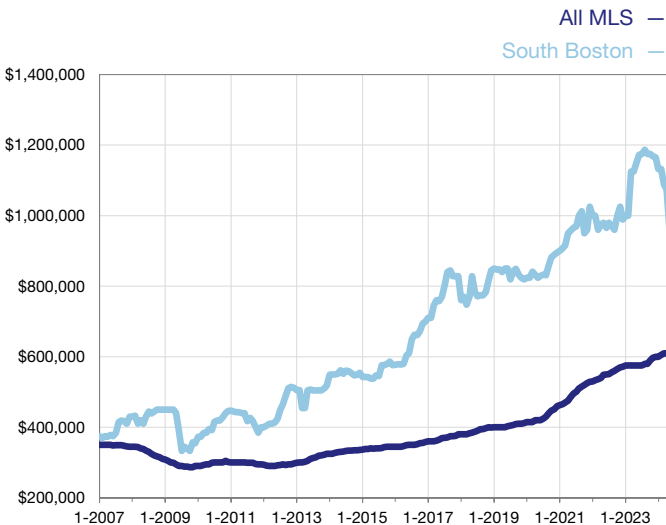
### Condominium Properties

Key Metrics	July			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	31	37	+ 19.4%	218	252	+ 15.6%
Closed Sales	28	41	+ 46.4%	185	206	+ 11.4%
Median Sales Price*	\$842,500	<b>\$849,000</b>	+ 0.8%	\$801,000	<b>\$850,000</b>	+ 6.1%
Inventory of Homes for Sale	98	80	- 18.4%	--	--	--
Months Supply of Inventory	3.7	2.7	- 27.0%	--	--	--
Cumulative Days on Market Until Sale	27	39	+ 44.4%	47	49	+ 4.3%
Percent of Original List Price Received*	99.4%	98.5%	- 0.9%	97.8%	97.5%	- 0.3%
New Listings	37	30	- 18.9%	325	358	+ 10.2%

\* 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

