

# Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

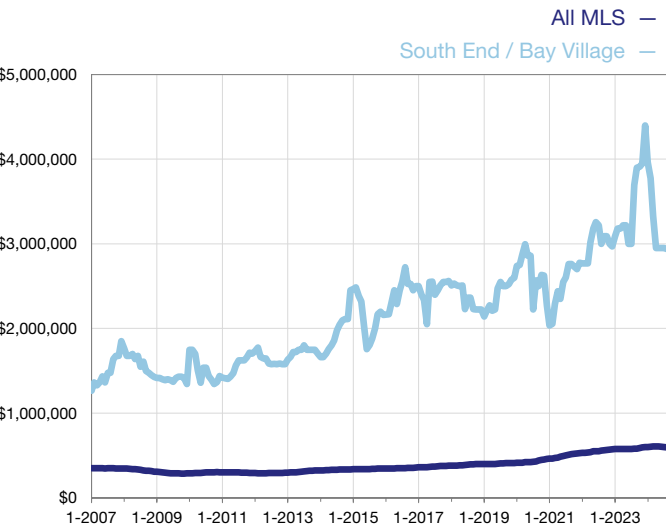
Single-Family Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	12	28	+ 133.3%
Closed Sales	1	4	+ 300.0%	11	27	+ 145.5%
Median Sales Price*	\$5,450,000	\$3,782,500	- 30.6%	\$4,800,000	\$3,025,000	- 37.0%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	4.8	4.4	- 8.3%	--	--	--
Cumulative Days on Market Until Sale	27	21	- 22.2%	50	59	+ 18.0%
Percent of Original List Price Received*	99.1%	99.7%	+ 0.6%	97.0%	94.5%	- 2.6%
New Listings	0	4	--	25	41	+ 64.0%

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

Condominium Properties	August			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	15	20	+ 33.3%	256	259	+ 1.2%
Closed Sales	43	39	- 9.3%	287	257	- 10.5%
Median Sales Price*	\$1,030,000	\$1,110,000	+ 7.8%	\$1,170,000	\$1,200,000	+ 2.6%
Inventory of Homes for Sale	108	74	- 31.5%	--	--	--
Months Supply of Inventory	3.7	2.6	- 29.7%	--	--	--
Cumulative Days on Market Until Sale	46	48	+ 4.3%	45	47	+ 4.4%
Percent of Original List Price Received*	97.7%	97.4%	- 0.3%	98.1%	97.7%	- 0.4%
New Listings	22	24	+ 9.1%	404	407	+ 0.7%

\* 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

