

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

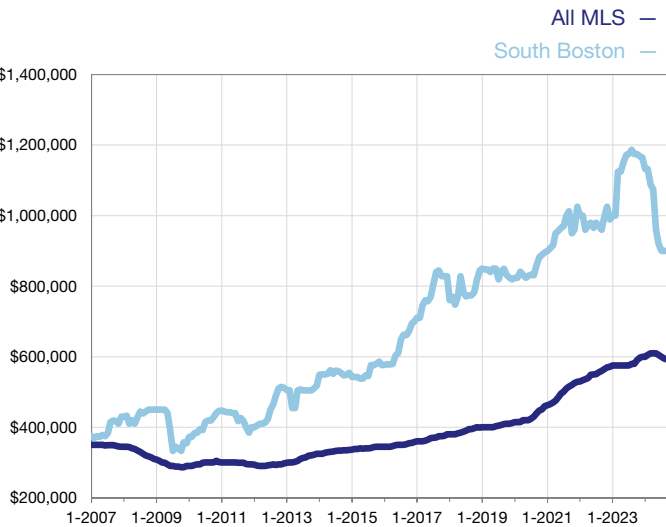
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	5	3	- 40.0%	30	35	+ 16.7%
Closed Sales	3	7	+ 133.3%	29	36	+ 24.1%
Median Sales Price*	\$1,050,000	\$1,200,000	+ 14.3%	\$1,175,000	\$1,039,500	- 11.5%
Inventory of Homes for Sale	5	13	+ 160.0%	--	--	--
Months Supply of Inventory	1.7	4.0	+ 135.3%	--	--	--
Cumulative Days on Market Until Sale	52	43	- 17.3%	61	50	- 18.0%
Percent of Original List Price Received*	105.6%	96.0%	- 9.1%	96.2%	93.7%	- 2.6%
New Listings	4	8	+ 100.0%	37	47	+ 27.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	16	30	+ 87.5%	264	302	+ 14.4%
Closed Sales	33	27	- 18.2%	261	267	+ 2.3%
Median Sales Price*	\$770,000	\$870,000	+ 13.0%	\$800,000	\$849,000	+ 6.1%
Inventory of Homes for Sale	104	83	- 20.2%	--	--	--
Months Supply of Inventory	3.9	2.8	- 28.2%	--	--	--
Cumulative Days on Market Until Sale	46	48	+ 4.3%	46	50	+ 8.7%
Percent of Original List Price Received*	96.9%	97.3%	+ 0.4%	97.6%	97.5%	- 0.1%
New Listings	58	65	+ 12.1%	411	450	+ 9.5%

* 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

