

# Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

### Single-Family Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	0	5	--	12	33	+ 175.0%
Closed Sales	3	3	0.0%	14	30	+ 114.3%
Median Sales Price*	\$3,850,000	<b>\$1,985,000</b>	- 48.4%	\$4,800,000	<b>\$2,987,500</b>	- 37.8%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	7.0	4.5	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	67	137	+ 104.5%	54	67	+ 24.1%
Percent of Original List Price Received*	91.6%	<b>84.8%</b>	- 7.4%	95.9%	<b>93.5%</b>	- 2.5%
New Listings	4	8	+ 100.0%	29	49	+ 69.0%

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

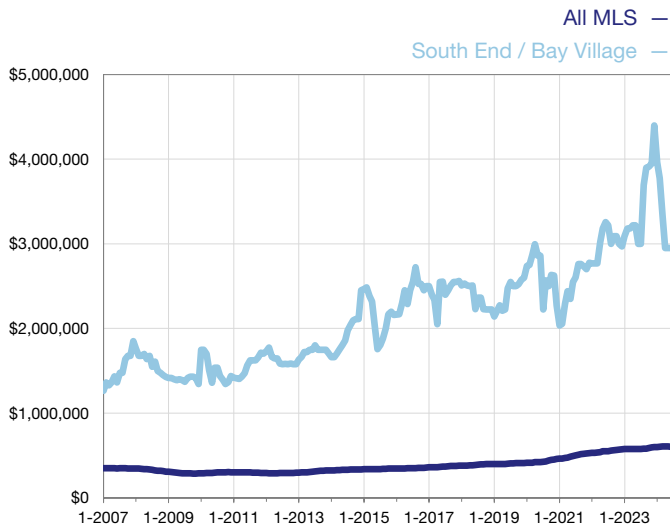
### Condominium Properties

Key Metrics	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	27	29	+ 7.4%	283	286	+ 1.1%
Closed Sales	26	20	- 23.1%	313	277	- 11.5%
Median Sales Price*	\$957,500	<b>\$1,075,000</b>	+ 12.3%	\$1,151,000	<b>\$1,191,000</b>	+ 3.5%
Inventory of Homes for Sale	129	113	- 12.4%	--	--	--
Months Supply of Inventory	4.3	3.9	- 9.3%	--	--	--
Cumulative Days on Market Until Sale	45	49	+ 8.9%	45	47	+ 4.4%
Percent of Original List Price Received*	97.3%	<b>96.0%</b>	- 1.3%	98.0%	<b>97.6%</b>	- 0.4%
New Listings	71	76	+ 7.0%	475	486	+ 2.3%

\* 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

