

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	1	6	+ 500.0%	31	41	+ 32.3%
Closed Sales	0	4	--	29	40	+ 37.9%
Median Sales Price*	\$0	\$1,335,000	--	\$1,175,000	\$1,052,500	- 10.4%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	3.0	3.0	0.0%	--	--	--
Cumulative Days on Market Until Sale	0	25	--	61	48	- 21.3%
Percent of Original List Price Received*	0.0%	98.5%	--	96.2%	94.2%	- 2.1%
New Listings	6	7	+ 16.7%	43	54	+ 25.6%

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

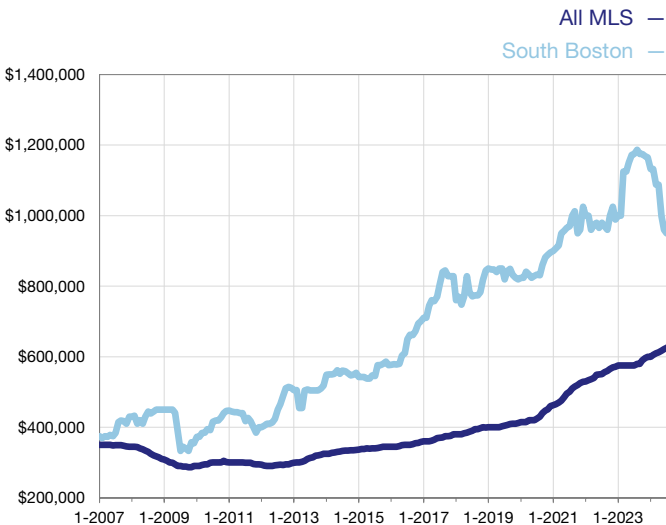
Condominium Properties

Key Metrics	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	20	20	0.0%	284	320	+ 12.7%
Closed Sales	23	24	+ 4.3%	284	292	+ 2.8%
Median Sales Price*	\$925,000	\$882,500	- 4.6%	\$805,000	\$849,500	+ 5.5%
Inventory of Homes for Sale	103	101	- 1.9%	--	--	--
Months Supply of Inventory	3.9	3.5	- 10.3%	--	--	--
Cumulative Days on Market Until Sale	41	38	- 7.3%	45	49	+ 8.9%
Percent of Original List Price Received*	98.6%	98.0%	- 0.6%	97.7%	97.5%	- 0.2%
New Listings	40	47	+ 17.5%	451	496	+ 10.0%

* 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

