

Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

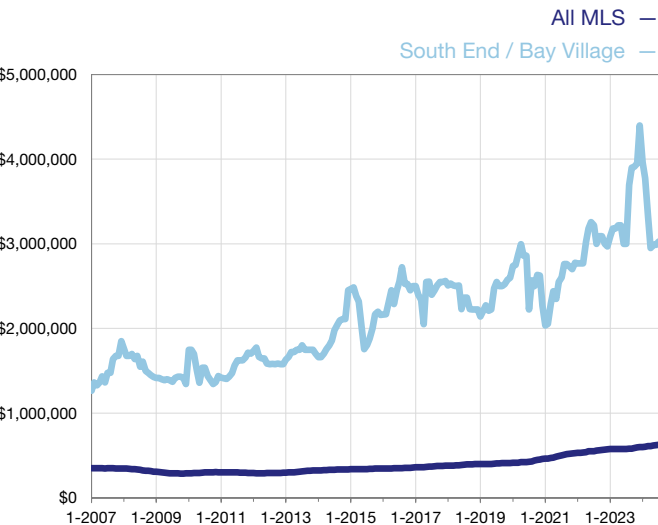
Single-Family Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				3	5	+ 66.7%	15	36	+ 140.0%
Closed Sales				0	3	--	14	33	+ 135.7%
Median Sales Price*				\$0	\$2,901,000	--	\$4,800,000	\$2,950,000	- 38.5%
Inventory of Homes for Sale				11	14	+ 27.3%	--	--	--
Months Supply of Inventory				5.8	4.2	- 27.6%	--	--	--
Cumulative Days on Market Until Sale				0	17	--	54	63	+ 16.7%
Percent of Original List Price Received*				0.0%	101.5%	--	95.9%	94.3%	- 1.7%
New Listings				3	5	+ 66.7%	32	54	+ 68.8%

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

Condominium Properties				October			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				28	45	+ 60.7%	311	326	+ 4.8%
Closed Sales				29	28	- 3.4%	342	306	- 10.5%
Median Sales Price*				\$1,315,000	\$1,002,500	- 23.8%	\$1,172,500	\$1,175,000	+ 0.2%
Inventory of Homes for Sale				131	116	- 11.5%	--	--	--
Months Supply of Inventory				4.4	3.9	- 11.4%	--	--	--
Cumulative Days on Market Until Sale				54	45	- 16.7%	45	47	+ 4.4%
Percent of Original List Price Received*				98.4%	98.8%	+ 0.4%	98.0%	97.7%	- 0.3%
New Listings				48	53	+ 10.4%	523	540	+ 3.3%

* 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

