

# Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

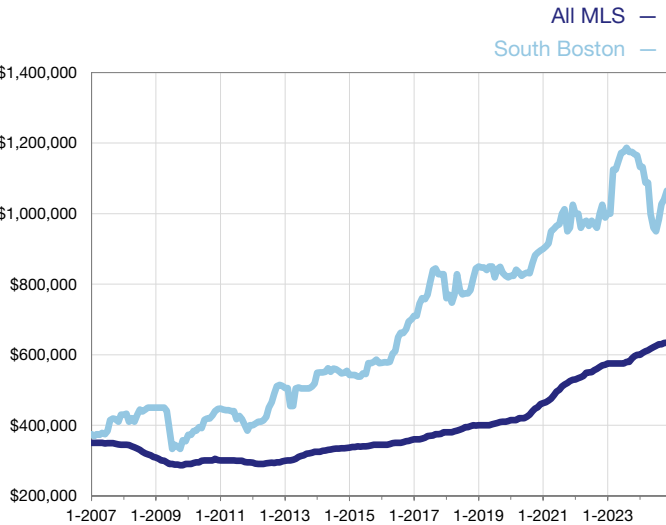
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	2	4	+ 100.0%	33	43	+ 30.3%
Closed Sales	3	3	0.0%	32	43	+ 34.4%
Median Sales Price*	\$999,000	\$1,125,000	+ 12.6%	\$1,168,500	\$1,075,000	- 8.0%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--
Cumulative Days on Market Until Sale	10	50	+ 400.0%	56	48	- 14.3%
Percent of Original List Price Received*	101.4%	92.8%	- 8.5%	96.7%	94.1%	- 2.7%
New Listings	3	4	+ 33.3%	46	57	+ 23.9%

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

Condominium Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	23	22	- 4.3%	307	338	+ 10.1%
Closed Sales	15	18	+ 20.0%	299	313	+ 4.7%
Median Sales Price*	\$870,000	\$920,000	+ 5.7%	\$810,000	\$850,000	+ 4.9%
Inventory of Homes for Sale	91	73	- 19.8%	--	--	--
Months Supply of Inventory	3.3	2.5	- 24.2%	--	--	--
Cumulative Days on Market Until Sale	65	37	- 43.1%	46	49	+ 6.5%
Percent of Original List Price Received*	97.2%	97.5%	+ 0.3%	97.6%	97.5%	- 0.1%
New Listings	19	12	- 36.8%	470	509	+ 8.3%

\* 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

