

Local Market Update – November 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

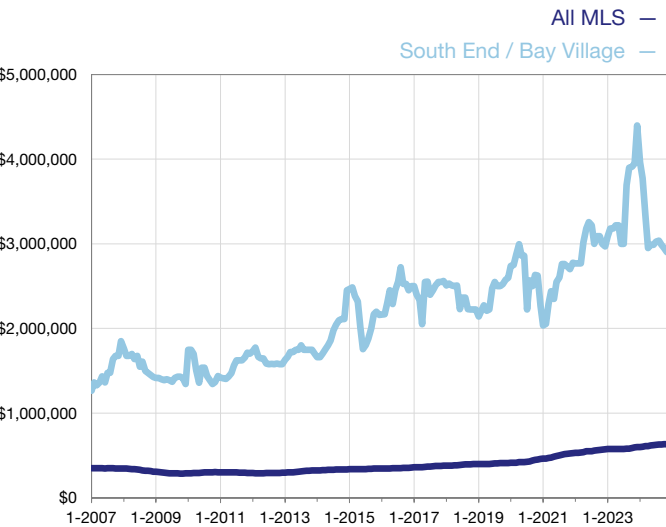
Single-Family Properties	November			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	16	40	+ 150.0%
Closed Sales	1	3	+ 200.0%	15	36	+ 140.0%
Median Sales Price*	\$3,700,000	\$1,700,000	- 54.1%	\$4,800,000	\$2,925,500	- 39.1%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	5.6	3.6	- 35.7%	--	--	--
Cumulative Days on Market Until Sale	102	54	- 47.1%	57	62	+ 8.8%
Percent of Original List Price Received*	92.6%	87.6%	- 5.4%	95.7%	93.7%	- 2.1%
New Listings	2	5	+ 150.0%	34	59	+ 73.5%

* 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	15	30	+ 100.0%	326	352	+ 8.0%
Closed Sales	17	27	+ 58.8%	359	334	- 7.0%
Median Sales Price*	\$1,320,000	\$1,180,000	- 10.6%	\$1,180,000	\$1,175,000	- 0.4%
Inventory of Homes for Sale	109	82	- 24.8%	--	--	--
Months Supply of Inventory	3.8	2.7	- 28.9%	--	--	--
Cumulative Days on Market Until Sale	43	52	+ 20.9%	45	47	+ 4.4%
Percent of Original List Price Received*	98.1%	96.8%	- 1.3%	98.0%	97.7%	- 0.3%
New Listings	15	16	+ 6.7%	538	557	+ 3.5%

* 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

