

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

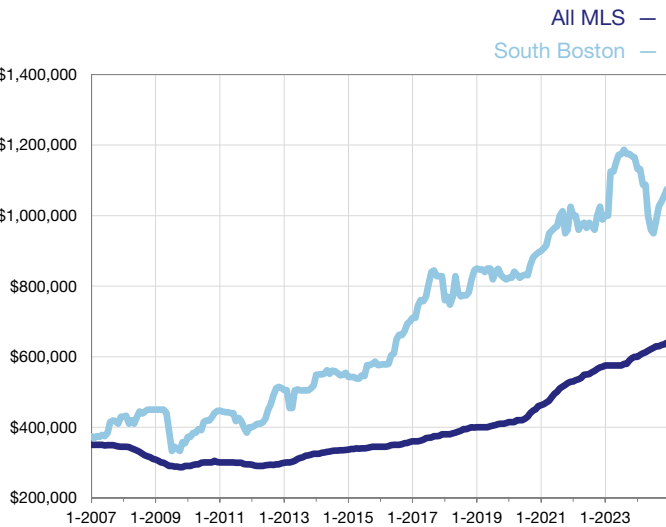
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	5	+ 400.0%	34	47	+ 38.2%
Closed Sales	1	3	+ 200.0%	33	47	+ 42.4%
Median Sales Price*	\$825,000	\$1,800,000	+ 118.2%	\$1,165,000	\$1,075,000	- 7.7%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--
Cumulative Days on Market Until Sale	20	49	+ 145.0%	55	48	- 12.7%
Percent of Original List Price Received*	94.3%	94.0%	- 0.3%	96.6%	94.0%	- 2.7%
New Listings	2	1	- 50.0%	48	58	+ 20.8%

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

Condominium Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	8	18	+ 125.0%	315	356	+ 13.0%
Closed Sales	24	24	0.0%	323	338	+ 4.6%
Median Sales Price*	\$950,000	\$862,500	- 9.2%	\$825,000	\$850,000	+ 3.0%
Inventory of Homes for Sale	59	46	- 22.0%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--
Cumulative Days on Market Until Sale	50	54	+ 8.0%	47	50	+ 6.4%
Percent of Original List Price Received*	96.0%	95.3%	- 0.7%	97.5%	97.4%	- 0.1%
New Listings	9	13	+ 44.4%	479	525	+ 9.6%

* 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

