

Local Market Update – December 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

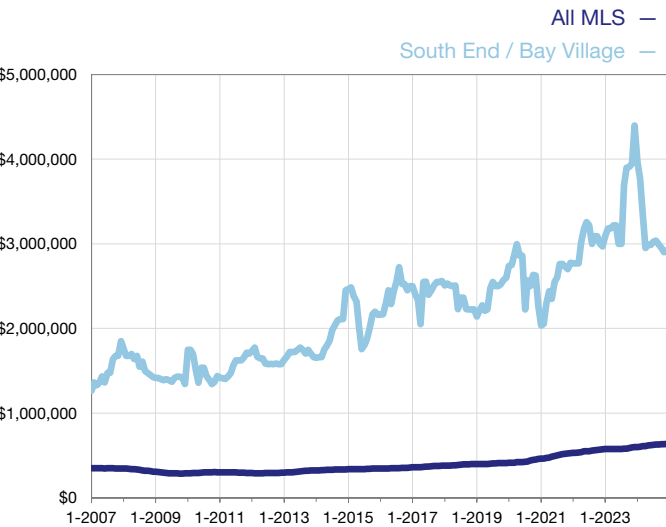
Single-Family Properties	December			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	0	2	--	16	42	+ 162.5%
Closed Sales	1	2	+ 100.0%	16	38	+ 137.5%
Median Sales Price*	\$2,400,000	\$3,482,500	+ 45.1%	\$4,400,000	\$2,925,500	- 33.5%
Inventory of Homes for Sale	9	9	0.0%	--	--	--
Months Supply of Inventory	5.1	2.6	- 49.0%	--	--	--
Cumulative Days on Market Until Sale	3	179	+ 5,866.7%	54	68	+ 25.9%
Percent of Original List Price Received*	100.0%	95.5%	- 4.5%	95.9%	93.8%	- 2.2%
New Listings	4	2	- 50.0%	38	60	+ 57.9%

* 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	19	21	+ 10.5%	345	370	+ 7.2%
Closed Sales	23	25	+ 8.7%	382	360	- 5.8%
Median Sales Price*	\$1,365,000	\$938,000	- 31.3%	\$1,205,000	\$1,150,000	- 4.6%
Inventory of Homes for Sale	66	40	- 39.4%	--	--	--
Months Supply of Inventory	2.3	1.3	- 43.5%	--	--	--
Cumulative Days on Market Until Sale	37	98	+ 164.9%	45	51	+ 13.3%
Percent of Original List Price Received*	97.5%	94.7%	- 2.9%	98.0%	97.5%	- 0.5%
New Listings	13	13	0.0%	551	570	+ 3.4%

* 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

