

# Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

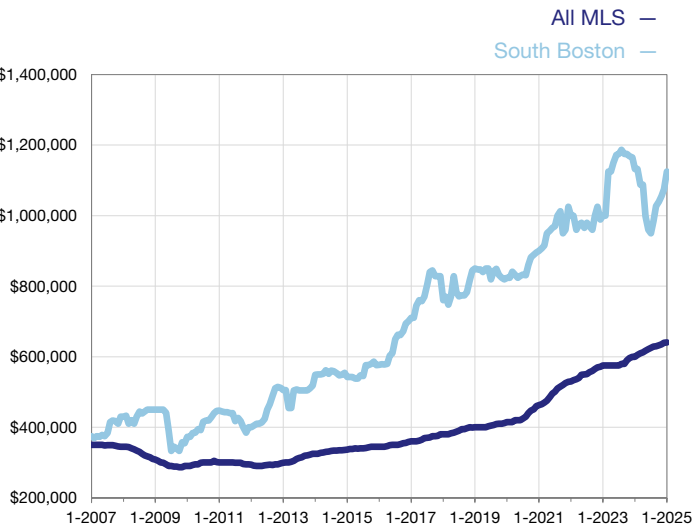
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	5	+ 150.0%	2	5	+ 150.0%
Closed Sales	1	5	+ 400.0%	1	5	+ 400.0%
Median Sales Price*	\$900,000	\$1,500,000	+ 66.7%	\$900,000	\$1,500,000	+ 66.7%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.7	1.2	- 29.4%	--	--	--
Cumulative Days on Market Until Sale	42	105	+ 150.0%	42	105	+ 150.0%
Percent of Original List Price Received*	90.1%	87.8%	- 2.6%	90.1%	87.8%	- 2.6%
New Listings	0	4	--	0	4	--

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

Condominium Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	23	16	- 30.4%	23	16	- 30.4%
Closed Sales	13	13	0.0%	13	13	0.0%
Median Sales Price*	\$905,000	\$815,000	- 9.9%	\$905,000	\$815,000	- 9.9%
Inventory of Homes for Sale	73	81	+ 11.0%	--	--	--
Months Supply of Inventory	2.7	2.8	+ 3.7%	--	--	--
Cumulative Days on Market Until Sale	101	76	- 24.8%	101	76	- 24.8%
Percent of Original List Price Received*	96.1%	94.6%	- 1.6%	96.1%	94.6%	- 1.6%
New Listings	43	63	+ 46.5%	43	63	+ 46.5%

\* 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

