

Local Market Update – January 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

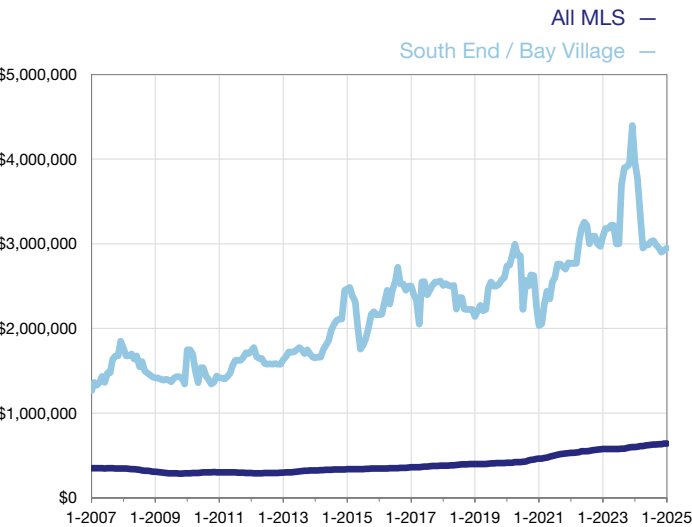
Single-Family Properties	January			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	2	1	- 50.0%	2	1	- 50.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Median Sales Price*	\$2,607,500	\$3,362,500	+ 29.0%	\$2,607,500	\$3,362,500	+ 29.0%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	4.4	2.6	- 40.9%	--	--	--
Cumulative Days on Market Until Sale	97	70	- 27.8%	97	70	- 27.8%
Percent of Original List Price Received*	84.7%	95.6%	+ 12.9%	84.7%	95.6%	+ 12.9%
New Listings	2	2	0.0%	2	2	0.0%

* 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	13	17	+ 30.8%	13	17	+ 30.8%
Closed Sales	17	21	+ 23.5%	17	21	+ 23.5%
Median Sales Price*	\$1,400,000	\$1,100,000	- 21.4%	\$1,400,000	\$1,100,000	- 21.4%
Inventory of Homes for Sale	74	47	- 36.5%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--
Cumulative Days on Market Until Sale	59	85	+ 44.1%	59	85	+ 44.1%
Percent of Original List Price Received*	95.8%	94.1%	- 1.8%	95.8%	94.1%	- 1.8%
New Listings	38	31	- 18.4%	38	31	- 18.4%

* 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

