

# Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	5	+ 25.0%	6	9	+ 50.0%
Closed Sales	1	0	- 100.0%	2	5	+ 150.0%
Median Sales Price*	\$575,000	\$0	- 100.0%	\$737,500	\$1,500,000	+ 103.4%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.1	0.7	- 66.7%	--	--	--
Cumulative Days on Market Until Sale	92	0	- 100.0%	67	105	+ 56.7%
Percent of Original List Price Received*	76.8%	0.0%	- 100.0%	83.4%	87.8%	+ 5.3%
New Listings	6	2	- 66.7%	6	6	0.0%

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

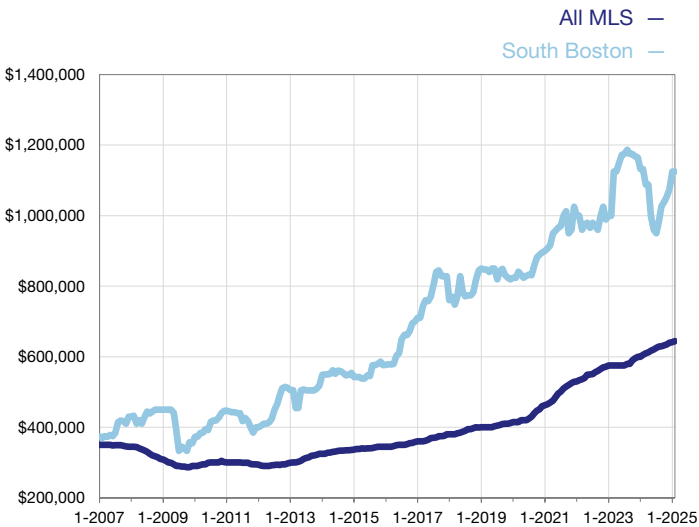
### Condominium Properties

Key Metrics	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	28	34	+ 21.4%	51	46	- 9.8%
Closed Sales	11	13	+ 18.2%	24	26	+ 8.3%
Median Sales Price*	\$750,000	\$890,000	+ 18.7%	\$772,500	\$882,500	+ 14.2%
Inventory of Homes for Sale	84	92	+ 9.5%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--
Cumulative Days on Market Until Sale	55	89	+ 61.8%	80	82	+ 2.5%
Percent of Original List Price Received*	96.1%	97.5%	+ 1.5%	96.1%	96.1%	0.0%
New Listings	47	51	+ 8.5%	90	114	+ 26.7%

\* 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

