

Local Market Update – February 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

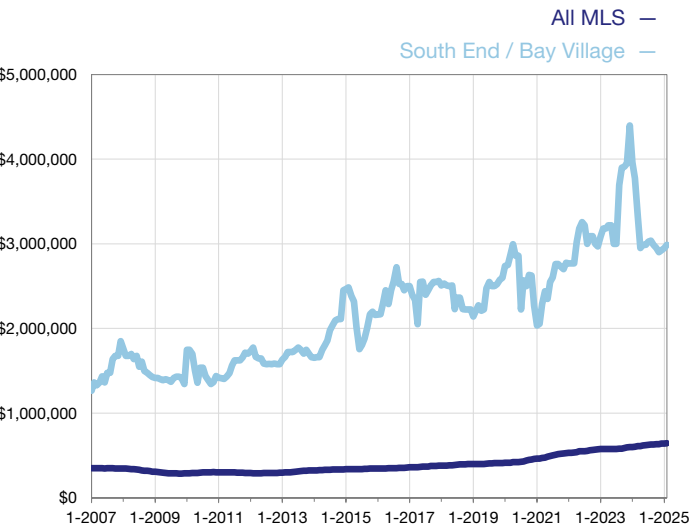
Single-Family Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	6	2	- 66.7%
Closed Sales	2	2	0.0%	4	8	+ 100.0%
Median Sales Price*	\$2,392,500	\$3,312,500	+ 38.5%	\$2,392,500	\$3,362,500	+ 40.5%
Inventory of Homes for Sale	10	7	- 30.0%	--	--	--
Months Supply of Inventory	4.8	2.2	- 54.2%	--	--	--
Cumulative Days on Market Until Sale	36	194	+ 438.9%	66	101	+ 53.0%
Percent of Original List Price Received*	98.3%	90.6%	- 7.8%	91.5%	94.4%	+ 3.2%
New Listings	6	1	- 83.3%	8	2	- 75.0%

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

Condominium Properties	February			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	27	27	0.0%	40	44	+ 10.0%
Closed Sales	14	23	+ 64.3%	31	45	+ 45.2%
Median Sales Price*	\$1,548,250	\$1,060,000	- 31.5%	\$1,525,000	\$1,060,000	- 30.5%
Inventory of Homes for Sale	88	66	- 25.0%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--
Cumulative Days on Market Until Sale	96	84	- 12.5%	76	85	+ 11.8%
Percent of Original List Price Received*	95.9%	97.0%	+ 1.1%	95.8%	95.6%	- 0.2%
New Listings	52	51	- 1.9%	90	81	- 10.0%

* 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

