

South Boston

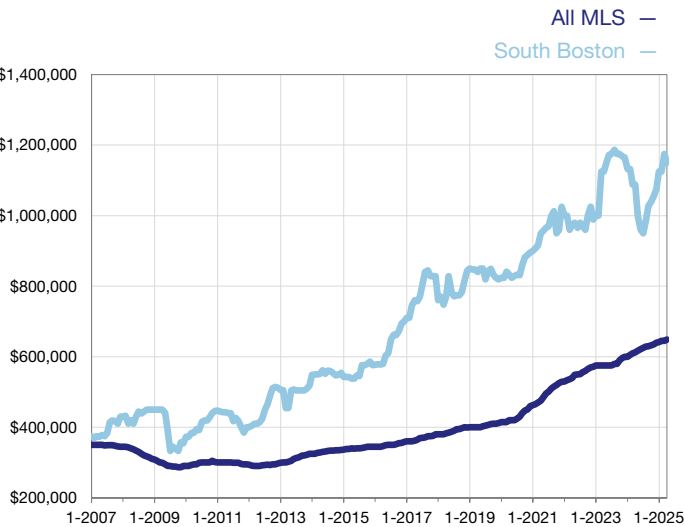
Single-Family Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	1	7	+ 600.0%	8	18	+ 125.0%
Closed Sales	3	4	+ 33.3%	11	12	+ 9.1%
Median Sales Price*	\$1,400,000	\$917,500	- 34.5%	\$934,000	\$1,187,000	+ 27.1%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	5.0	1.5	- 70.0%	--	--	--
Cumulative Days on Market Until Sale	39	29	- 25.6%	63	68	+ 7.9%
Percent of Original List Price Received*	99.2%	94.0%	- 5.2%	92.8%	89.8%	- 3.2%
New Listings	9	9	0.0%	16	20	+ 25.0%

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

Condominium Properties	April			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	51	55	+ 7.8%	138	138	0.0%
Closed Sales	36	35	- 2.8%	87	93	+ 6.9%
Median Sales Price*	\$831,950	\$890,000	+ 7.0%	\$824,900	\$924,900	+ 12.1%
Inventory of Homes for Sale	100	141	+ 41.0%	--	--	--
Months Supply of Inventory	3.5	4.8	+ 37.1%	--	--	--
Cumulative Days on Market Until Sale	45	60	+ 33.3%	56	57	+ 1.8%
Percent of Original List Price Received*	97.4%	99.3%	+ 2.0%	97.0%	98.3%	+ 1.3%
New Listings	69	95	+ 37.7%	212	278	+ 31.1%

* 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

