

South Boston

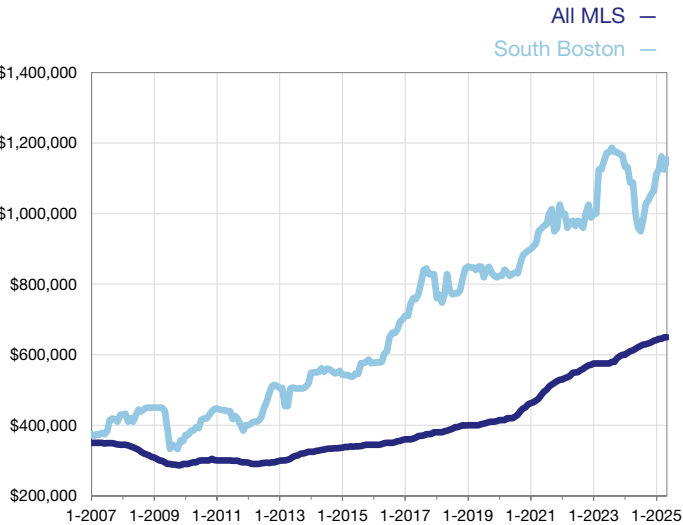
Single-Family Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	8	1	- 87.5%	16	20	+ 25.0%
Closed Sales	4	5	+ 25.0%	15	19	+ 26.7%
Median Sales Price*	\$1,066,250	\$1,299,000	+ 21.8%	\$934,000	\$1,199,000	+ 28.4%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	3.5	2.4	- 31.4%	--	--	--
Cumulative Days on Market Until Sale	76	59	- 22.4%	66	65	- 1.5%
Percent of Original List Price Received*	93.6%	96.8%	+ 3.4%	93.0%	91.9%	- 1.2%
New Listings	6	3	- 50.0%	22	24	+ 9.1%

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

Condominium Properties	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	42	61	+ 45.2%	180	196	+ 8.9%
Closed Sales	46	43	- 6.5%	133	137	+ 3.0%
Median Sales Price*	\$872,500	\$899,000	+ 3.0%	\$855,000	\$915,000	+ 7.0%
Inventory of Homes for Sale	116	139	+ 19.8%	--	--	--
Months Supply of Inventory	4.1	4.5	+ 9.8%	--	--	--
Cumulative Days on Market Until Sale	55	23	- 58.2%	55	47	- 14.5%
Percent of Original List Price Received*	97.7%	99.4%	+ 1.7%	97.3%	98.6%	+ 1.3%
New Listings	67	80	+ 19.4%	279	359	+ 28.7%

* 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

