

Local Market Update – May 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	7	2	- 71.4%	20	11	- 45.0%
Closed Sales	3	3	0.0%	16	13	- 18.8%
Median Sales Price*	\$3,250,000	\$6,100,000	+ 87.7%	\$2,950,000	\$3,575,000	+ 21.2%
Inventory of Homes for Sale	14	7	- 50.0%	--	--	--
Months Supply of Inventory	4.5	2.5	- 44.4%	--	--	--
Cumulative Days on Market Until Sale	48	191	+ 297.9%	68	129	+ 89.7%
Percent of Original List Price Received*	93.1%	93.0%	- 0.1%	93.8%	94.4%	+ 0.6%
New Listings	5	3	- 40.0%	27	13	- 51.9%

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

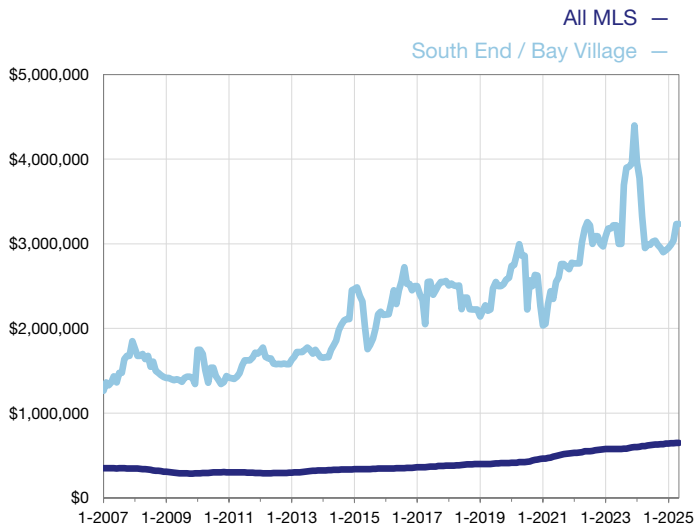
Condominium Properties

Key Metrics	May			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	50	57	+ 14.0%	165	176	+ 6.7%
Closed Sales	41	35	- 14.6%	125	122	- 2.4%
Median Sales Price*	\$1,155,000	\$1,400,000	+ 21.2%	\$1,230,000	\$1,135,000	- 7.7%
Inventory of Homes for Sale	148	134	- 9.5%	--	--	--
Months Supply of Inventory	5.2	4.2	- 19.2%	--	--	--
Cumulative Days on Market Until Sale	34	35	+ 2.9%	54	59	+ 9.3%
Percent of Original List Price Received*	98.3%	97.5%	- 0.8%	97.5%	97.4%	- 0.1%
New Listings	66	72	+ 9.1%	305	331	+ 8.5%

* 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

