

South Boston

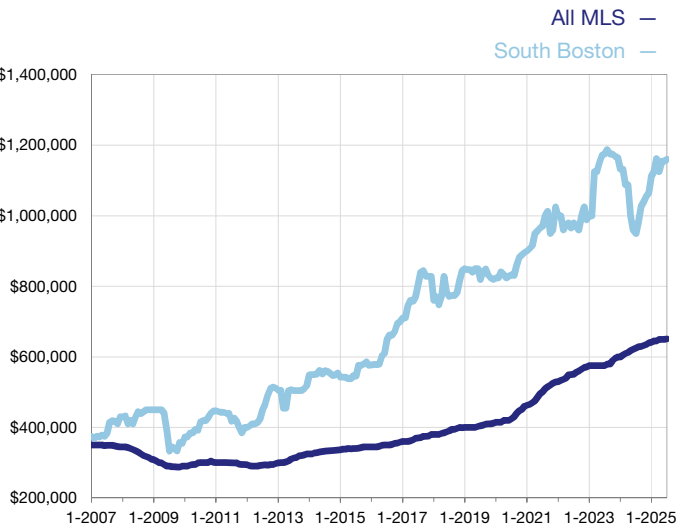
Single-Family Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	4	8	+ 100.0%	24	29	+ 20.8%
Closed Sales	5	2	- 60.0%	26	23	- 11.5%
Median Sales Price*	\$1,025,000	\$815,000	- 20.5%	\$959,500	\$1,160,000	+ 20.9%
Inventory of Homes for Sale	13	6	- 53.8%	--	--	--
Months Supply of Inventory	4.5	1.4	- 68.9%	--	--	--
Cumulative Days on Market Until Sale	32	18	- 43.8%	54	58	+ 7.4%
Percent of Original List Price Received*	92.4%	100.1%	+ 8.3%	93.1%	92.9%	- 0.2%
New Listings	6	4	- 33.3%	34	35	+ 2.9%

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

Condominium Properties	July			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Key Metrics						
Pending Sales	34	31	- 8.8%	249	261	+ 4.8%
Closed Sales	42	54	+ 28.6%	209	235	+ 12.4%
Median Sales Price*	\$844,500	\$845,000	+ 0.1%	\$850,000	\$879,000	+ 3.4%
Inventory of Homes for Sale	102	97	- 4.9%	--	--	--
Months Supply of Inventory	3.5	3.2	- 8.6%	--	--	--
Cumulative Days on Market Until Sale	40	36	- 10.0%	50	44	- 12.0%
Percent of Original List Price Received*	98.4%	97.7%	- 0.7%	97.5%	98.1%	+ 0.6%
New Listings	31	35	+ 12.9%	364	440	+ 20.9%

* 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

