

# Local Market Update – October 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	4	9	+ 125.0%	39	46	+ 17.9%
Closed Sales	4	1	- 75.0%	40	38	- 5.0%
Median Sales Price*	\$1,335,000	\$1,960,000	+ 46.8%	\$1,052,500	\$1,249,000	+ 18.7%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	3.4	2.5	- 26.5%	--	--	--
Cumulative Days on Market Until Sale	25	66	+ 164.0%	48	54	+ 12.5%
Percent of Original List Price Received*	98.5%	89.1%	- 9.5%	94.2%	93.5%	- 0.7%
New Listings	6	6	0.0%	52	63	+ 21.2%

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

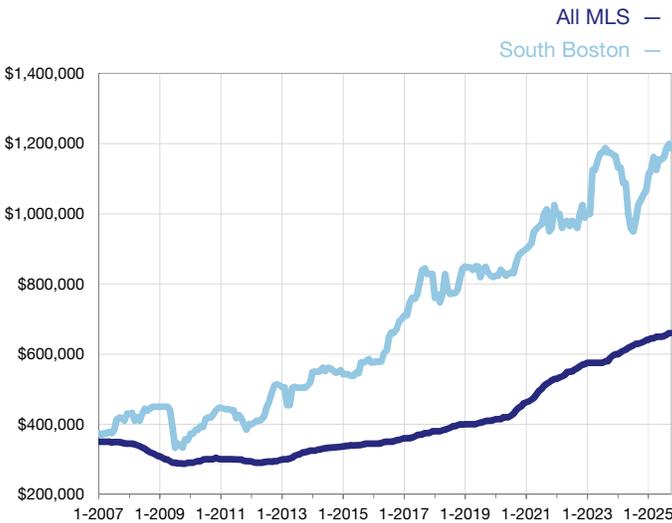
### Condominium Properties

Key Metrics	October			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	16	27	+ 68.8%	314	327	+ 4.1%
Closed Sales	24	15	- 37.5%	296	315	+ 6.4%
Median Sales Price*	\$882,500	\$890,000	+ 0.8%	\$850,000	\$875,000	+ 2.9%
Inventory of Homes for Sale	114	92	- 19.3%	--	--	--
Months Supply of Inventory	4.0	3.0	- 25.0%	--	--	--
Cumulative Days on Market Until Sale	38	53	+ 39.5%	50	46	- 8.0%
Percent of Original List Price Received*	98.0%	96.6%	- 1.4%	97.5%	97.6%	+ 0.1%
New Listings	46	50	+ 8.7%	498	571	+ 14.7%

\* 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

