

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	3	1	- 66.7%	45	48	+ 6.7%
Closed Sales	2	5	+ 150.0%	46	48	+ 4.3%
Median Sales Price*	\$1,425,000	<b>\$955,000</b>	- 33.0%	\$1,065,000	<b>\$1,177,500</b>	+ 10.6%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--
Cumulative Days on Market Until Sale	48	40	- 16.7%	48	51	+ 6.3%
Percent of Original List Price Received*	92.8%	96.6%	+ 4.1%	94.0%	93.8%	- 0.2%
New Listings	2	1	- 50.0%	58	63	+ 8.6%

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

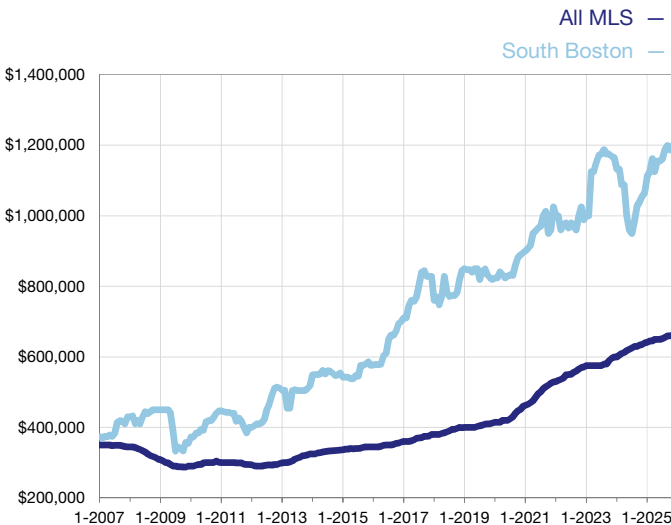
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	16	11	- 31.3%	352	362	+ 2.8%
Closed Sales	25	30	+ 20.0%	339	366	+ 8.0%
Median Sales Price*	\$900,000	<b>\$882,500</b>	- 1.9%	\$850,000	<b>\$875,000</b>	+ 2.9%
Inventory of Homes for Sale	58	47	- 19.0%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--
Cumulative Days on Market Until Sale	71	53	- 25.4%	51	48	- 5.9%
Percent of Original List Price Received*	95.2%	95.1%	- 0.1%	97.3%	97.4%	+ 0.1%
New Listings	13	16	+ 23.1%	525	604	+ 15.0%

\* 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

