

# Local Market Update – December 2025

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South End / Bay Village

### Single-Family Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	2	4	+ 100.0%	42	29	- 31.0%
Closed Sales	2	6	+ 200.0%	38	32	- 15.8%
Median Sales Price*	\$3,482,500	<b>\$2,700,000</b>	- 22.5%	\$2,925,500	<b>\$3,020,125</b>	+ 3.2%
Inventory of Homes for Sale	11	3	- 72.7%	--	--	--
Months Supply of Inventory	3.1	1.1	- 64.5%	--	--	--
Cumulative Days on Market Until Sale	179	113	- 36.9%	68	87	+ 27.9%
Percent of Original List Price Received*	95.5%	<b>83.4%</b>	- 12.7%	93.8%	<b>94.1%</b>	+ 0.3%
New Listings	2	1	- 50.0%	60	37	- 38.3%

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

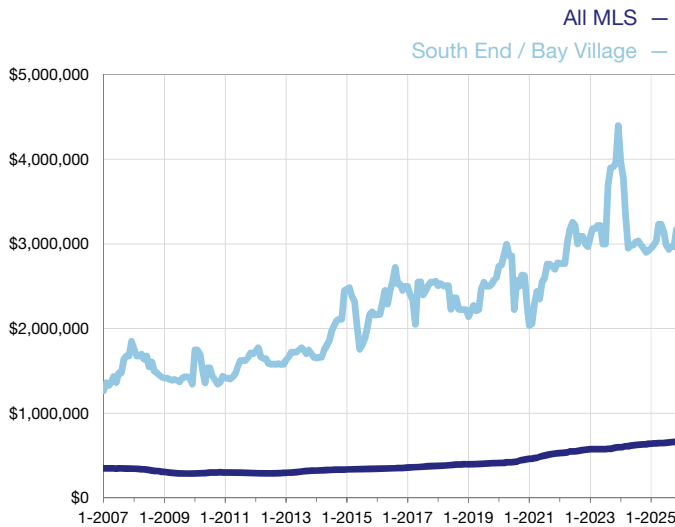
### Condominium Properties

Key Metrics	December			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
Pending Sales	20	16	- 20.0%	369	336	- 8.9%
Closed Sales	25	22	- 12.0%	362	327	- 9.7%
Median Sales Price*	\$938,000	<b>\$1,260,000</b>	+ 34.3%	\$1,147,500	<b>\$1,065,000</b>	- 7.2%
Inventory of Homes for Sale	55	60	+ 9.1%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--
Cumulative Days on Market Until Sale	98	34	- 65.3%	51	48	- 5.9%
Percent of Original List Price Received*	94.7%	<b>96.9%</b>	+ 2.3%	97.4%	<b>97.4%</b>	0.0%
New Listings	14	18	+ 28.6%	572	616	+ 7.7%

\* 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

