

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	5	0	- 100.0%	9	2	- 77.8%
Closed Sales	0	0	--	5	1	- 80.0%
Median Sales Price*	\$0	\$0	--	\$1,500,000	\$1,160,000	- 22.7%
Inventory of Homes for Sale	4	8	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	2.2	+ 120.0%	--	--	--
Cumulative Days on Market Until Sale	0	0	--	105	38	- 63.8%
Percent of Original List Price Received*	0.0%	0.0%	--	87.8%	96.7%	+ 10.1%
New Listings	2	5	+ 150.0%	6	9	+ 50.0%

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

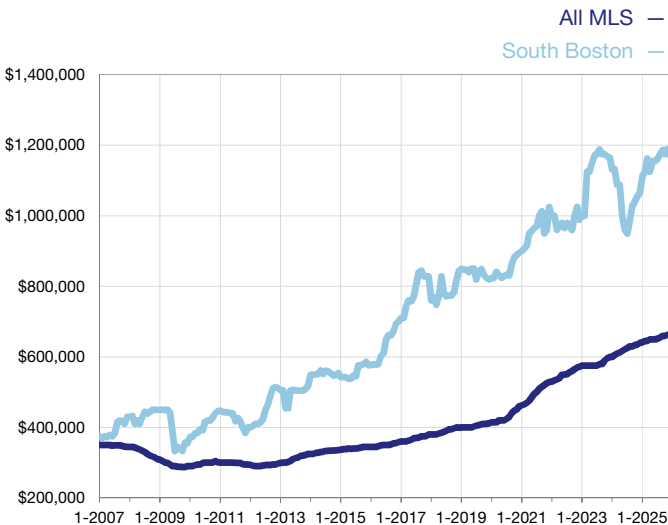
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	30	23	- 23.3%	42	40	- 4.8%
Closed Sales	14	8	- 42.9%	27	18	- 33.3%
Median Sales Price*	\$902,500	\$907,500	+ 0.6%	\$890,000	\$932,000	+ 4.7%
Inventory of Homes for Sale	105	62	- 41.0%	--	--	--
Months Supply of Inventory	3.7	2.1	- 43.2%	--	--	--
Cumulative Days on Market Until Sale	85	85	0.0%	81	77	- 4.9%
Percent of Original List Price Received*	97.3%	95.1%	- 2.3%	96.0%	94.6%	- 1.5%
New Listings	51	35	- 31.4%	113	69	- 38.9%

* 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

