

Local Market Update – February 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	1	1	0.0%	3	3	0.0%
Closed Sales	2	2	0.0%	8	2	- 75.0%
Median Sales Price*	\$3,312,500	\$1,754,500	- 47.0%	\$3,362,500	\$1,754,500	- 47.8%
Inventory of Homes for Sale	8	2	- 75.0%	--	--	--
Months Supply of Inventory	2.5	0.8	- 68.0%	--	--	--
Cumulative Days on Market Until Sale	194	81	- 58.2%	101	81	- 19.8%
Percent of Original List Price Received*	90.6%	93.7%	+ 3.4%	94.4%	93.7%	- 0.7%
New Listings	1	1	0.0%	2	3	+ 50.0%

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

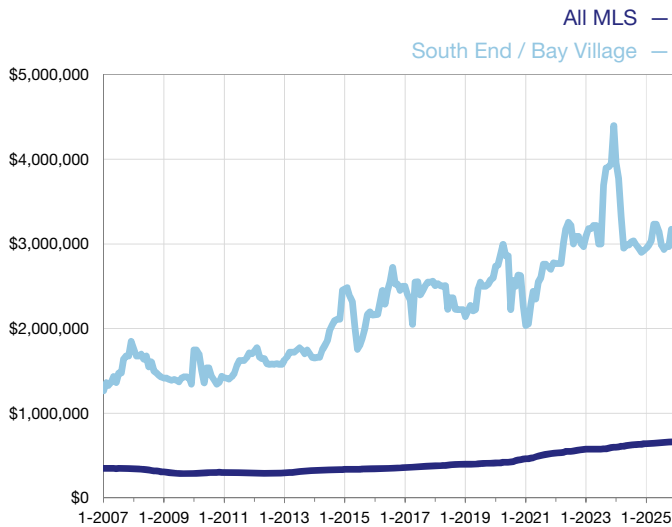
Condominium Properties

Key Metrics	February			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	22	30	+ 36.4%	38	41	+ 7.9%
Closed Sales	23	14	- 39.1%	45	32	- 28.9%
Median Sales Price*	\$1,060,000	\$1,012,500	- 4.5%	\$1,060,000	\$1,162,500	+ 9.7%
Inventory of Homes for Sale	81	63	- 22.2%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--
Cumulative Days on Market Until Sale	84	74	- 11.9%	85	66	- 22.4%
Percent of Original List Price Received*	97.0%	96.9%	- 0.1%	95.6%	96.8%	+ 1.3%
New Listings	50	39	- 22.0%	82	69	- 15.9%

* 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

