

# Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## South Boston

### Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	5	+ 66.7%	12	7	- 41.7%
Closed Sales	3	2	- 33.3%	8	3	- 62.5%
Median Sales Price*	\$1,150,000	<b>\$940,000</b>	- 18.3%	\$1,280,750	<b>\$1,150,000</b>	- 10.2%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--
Cumulative Days on Market Until Sale	57	123	+ 115.8%	87	95	+ 9.2%
Percent of Original List Price Received*	87.6%	93.5%	+ 6.7%	87.7%	94.6%	+ 7.9%
New Listings	5	9	+ 80.0%	11	17	+ 54.5%

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

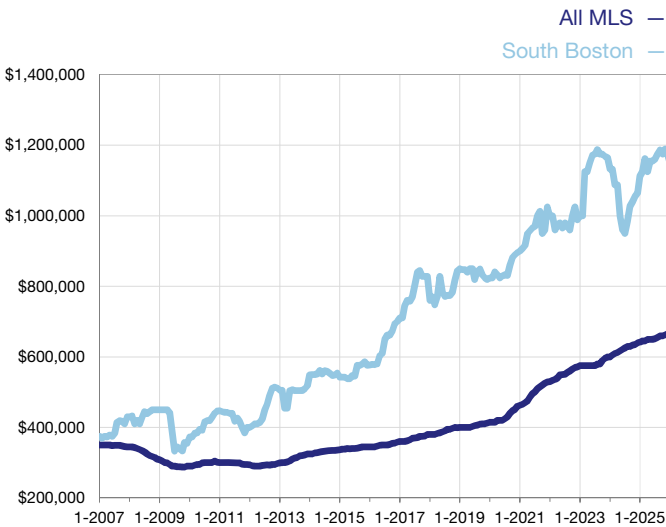
### Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	40	44	+ 10.0%	82	79	- 3.7%
Closed Sales	31	19	- 38.7%	58	38	- 34.5%
Median Sales Price*	\$999,000	<b>\$870,000</b>	- 12.9%	\$924,950	<b>\$897,000</b>	- 3.0%
Inventory of Homes for Sale	129	86	- 33.3%	--	--	--
Months Supply of Inventory	4.5	2.9	- 35.6%	--	--	--
Cumulative Days on Market Until Sale	32	58	+ 81.3%	55	76	+ 38.2%
Percent of Original List Price Received*	99.2%	98.2%	- 1.0%	97.7%	96.3%	- 1.4%
New Listings	71	74	+ 4.2%	184	143	- 22.3%

\* 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

