

Local Market Update – March 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South End / Bay Village

Single-Family Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	3	1	- 66.7%	6	4	- 33.3%
Closed Sales	0	2	--	8	4	- 50.0%
Median Sales Price*	\$0	\$2,998,750	--	\$3,362,500	\$2,607,000	- 22.5%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--
Cumulative Days on Market Until Sale	0	81	--	101	81	- 19.8%
Percent of Original List Price Received*	0.0%	90.2%	--	94.4%	91.9%	- 2.6%
New Listings	6	5	- 16.7%	8	7	- 12.5%

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

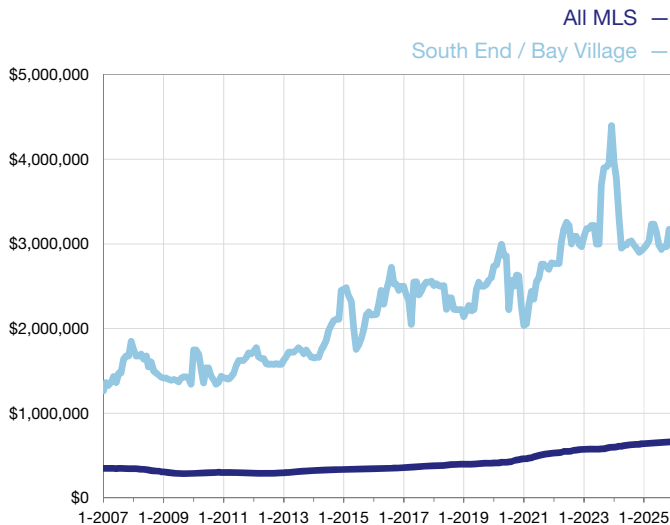
Condominium Properties

Key Metrics	March			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	33	22	- 33.3%	71	62	- 12.7%
Closed Sales	18	20	+ 11.1%	63	52	- 17.5%
Median Sales Price*	\$1,006,000	\$1,562,500	+ 55.3%	\$1,012,000	\$1,367,500	+ 35.1%
Inventory of Homes for Sale	108	111	+ 2.8%	--	--	--
Months Supply of Inventory	3.5	4.1	+ 17.1%	--	--	--
Cumulative Days on Market Until Sale	56	57	+ 1.8%	76	63	- 17.1%
Percent of Original List Price Received*	101.4%	97.8%	- 3.6%	97.3%	97.2%	- 0.1%
New Listings	71	76	+ 7.0%	153	148	- 3.3%

* 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

