

Local Market Update – April 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

South Boston

Single-Family Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	6	6	0.0%	18	12	- 33.3%
Closed Sales	6	4	- 33.3%	14	7	- 50.0%
Median Sales Price*	\$917,500	\$1,442,500	+ 57.2%	\$1,187,000	\$1,160,000	- 2.3%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.7	2.7	+ 58.8%	--	--	--
Cumulative Days on Market Until Sale	42	49	+ 16.7%	68	68	0.0%
Percent of Original List Price Received*	93.5%	101.9%	+ 9.0%	90.2%	98.7%	+ 9.4%
New Listings	9	6	- 33.3%	20	22	+ 10.0%

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

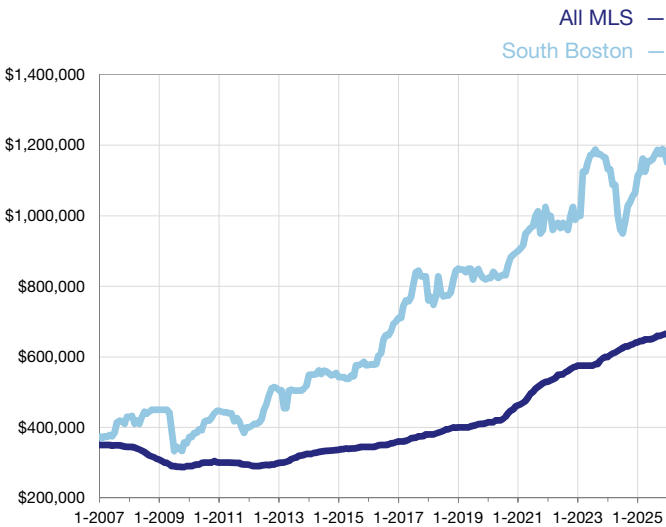
Condominium Properties

Key Metrics	April			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Pending Sales	48	52	+ 8.3%	130	120	- 7.7%
Closed Sales	36	24	- 33.3%	94	64	- 31.9%
Median Sales Price*	\$882,500	\$987,500	+ 11.9%	\$919,950	\$932,000	+ 1.3%
Inventory of Homes for Sale	165	118	- 28.5%	--	--	--
Months Supply of Inventory	5.8	4.1	- 29.3%	--	--	--
Cumulative Days on Market Until Sale	61	56	- 8.2%	57	69	+ 21.1%
Percent of Original List Price Received*	99.1%	97.8%	- 1.3%	98.3%	96.8%	- 1.5%
New Listings	95	93	- 2.1%	279	234	- 16.1%

* 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

